

City of Carlsbad

2005-2010 Housing Element

Appendix H

Staff Report for
Carlsbad Family Housing (Cassia Heights) –

A 56-unit affordable housing project

The City of Carlsbad Planning Department

A REPORT TO THE PLANNING COMMISSION

Item No. **(2)**

P.C. AGENDA OF: July 7, 2004

Application complete date: April 27, 2004

Project Planner: Anne Hysong

Project Engineer: Clyde Wickham

SUBJECT: GPA 02-05/ZC 02-06/SDP 02-13/SUP 02-09 – CARLSBAD FAMILY HOUSING – Request for a recommendation of adoption of a Negative Declaration, and recommendation of approval of a General Plan Amendment, Zone Change, Site Development Plan, and El Camino Real Special Use Permit for a 56 unit affordable apartment project located at the southeast corner of El Camino Real and Cassia Road in Local Facilities Management Zone 10.

I. RECOMMENDATION

That the Planning Commission **ADOPT** Planning Commission Resolution No. 5672 **RECOMMENDING ADOPTION** of the Negative Declaration and **ADOPT** Planning Commission Resolutions No. 5666, 5667, 5668, and 5669 **RECOMMENDING APPROVAL** of a GPA 02-05, ZC 02-06, SDP 02-13, and SUP 02-09 based on the findings and subject to the conditions contained therein.

II. INTRODUCTION

The proposed project consists of a General Plan Amendment to change the land use designation of a 2.66 acre property from RLM to RH and a Zone Change from the Exclusive Agriculture Zone (E-A) to the Residential Density-Multiple Zone (RD-M) to allow multiple family units, and a Site Development Plan and Special Use Permit to allow a 56 unit apartment project that is affordable to low income families. The applicant is also requesting incentives that include an 11% density increase above density permitted by the RH designation growth control point and deviations to the El Camino Real Corridor, Area 5, front setback and wall standards. The project complies with applicable City standards and guidelines and justification for deviations can be made.

III. PROJECT DESCRIPTION AND BACKGROUND

The project site is a previously disturbed 2.66-acre parcel that is currently occupied by green houses. The property, which is located at the southeast corner of El Camino Real (ECR) and Cassia Road, is bordered to the north by future Cassia Road, to the west by ECR, to the east by open space that is part of the Villages of La Costa Master Plan, and to the south by deed restricted open space. The existing Villa Loma and future Manzanita Apartment projects are located across ECR on the northwest and southwest corners of Cassia Road. Topographically, the entire site is relatively flat and contains no sensitive vegetation. The property to the east is part of an HMP habitat preserve that contains sensitive vegetation. The property to the south

contains sensitive vegetation and is encumbered by a conservation easement. The eastern extension of Poinsettia Lane is currently under construction to the south of the adjacent property. The project includes a request for a General Plan Amendment and Zone Change to redesignate the property to Residential High (RH) density from its current Residential Low Medium (RLM) density designation and to change the zoning from the Exclusive Agriculture (E-A) Zone to the Residential Density Multiple (RD-M) Zone to allow multiple family units. The maximum density allowed on the 2.6 acre site under the existing RLM designation growth control point (3.2 du/acre) is 5 dwelling units, and the maximum density under the proposed RH growth control point (19 du/acre) is 50 dwelling units. The General Plan Amendment to allow 50 units would require the allocation of 45 units from the City's excess dwelling unit bank. The applicant is requesting 56 units on the property; therefore an 11% density increase to allow 6 units above the 50 units permitted by the RH growth control point is required.

The applicant, El Camino Family Housing Partners, L.P., is also requesting an ECR Special Use Permit (SUP) and Site Development Plan (SDP) and to allow the proposed 56 unit apartment project. The site has frontage on El Camino Real requiring compliance with the El Camino Real Corridor Development Standards. A SDP is required pursuant to Section 21.53.120 of the Zoning Ordinance for apartment projects with more than 4 units and for multi-family affordable projects of any size. Therefore, the SDP for the proposed 56-unit affordable housing apartment project involves both the overall apartment project and the combined affordable housing project.

The project requires an easterly extension of Cassia Road for the purpose of providing access to both the subject site and the property to the north and frontage improvements to El Camino Real. The site design for the 56 unit apartment project requires minimal grading to create a building pad for 4 separate two-story apartment buildings with a partial subterranean garage below Building 1 (see Exhibits "A" and "L"). Proposed amenities include a pool area, a 1,648 square foot office and recreation building, and tot lot. Due to highly flammable sensitive native vegetation that surrounds the site on three sides, the site design is driven by the required 60 foot wide fire suppression zones between property lines and buildings. As a result, the proposed apartment buildings are centrally located on the site with perimeter parking and Cassia Road located within the fire suppression zones. One, two, and three bedroom units are proposed that range in size from 646 square feet to 1,019 square feet. Unit A is one bedroom, Unit B is two bedrooms, and Units C and D are three bedroom units. Building 1, which faces El Camino Real, is the largest building with 24 units, Building 2 has 8 units, and Buildings 3 and 4 each have 12 units. Each unit is provided with a patio or balcony deck and storage closet. Building 1 patios and balcony decks facing El Camino Real have been sound attenuated to the greatest extent possible by an at grade 6' high split face block sound attenuation wall and 44" high transparent panels affixed to second story balcony railings. The California Spanish architectural style includes mission tile roofs, arched recesses and windows, and metal trim elements on all elevations.

The proposed project is subject to the following plans, ordinances, standards and policies:

- A. General Plan;

B. Title 21 of the Carlsbad Municipal Code (Zoning Ordinance):

1. Chapter 21.24 - RD-M Zone
2. Chapter 21.44 – Parking Ordinance
3. Chapter 21.85 – Inclusionary Housing
4. Chapter 21.53 – Multiple Family/Affordable Housing
5. Chapter 21.40 – Scenic Preservation Overlay Zone/El Camino Real Corridor Standards; and

C. Growth Management.

IV. ANALYSIS

The recommendation for approval of this project was developed by analyzing the project's consistency with the applicable regulations and policies. The project's compliance with each of the above regulations is discussed in detail in the sections below.

A. **General Plan**

The project is consistent with applicable Elements of the General Plan as indicated by the following table. The project includes a General Plan Amendment to change the land use designation from Residential Low Medium density that is characterized by single-family development to Residential High density characterized by multiple family development. The site location, topography, and characteristics are consistent with the following General Plan Element implementing policies regarding the location of high density developments.

TABLE 1: GENERAL PLAN COMPLIANCE			
ELEMENT	USE, CLASSIFICATION, GOAL OBJECTIVE OR PROGRAM	PROPOSED USES & IMPROVEMENTS	COMPLY
Land Use	Existing: Residential Low-Medium (RLM) Density (0 – 4 dwelling units/acre)	Proposed: Residential High (RH) Density (15 –23 dwelling units/acre)	Yes
	Implementing Policies C.4/C.8: Limit medium and high density residential developments to those areas where they are compatible with adjacent land uses, and where adequate and convenient commercial services and public support systems such as streets, parking, parks, schools, and public utilities are, or will be, adequate to serve them.	The proposed 56-unit apartment project is compatible with surrounding developments, including the 157 unit Manzanita Apartments and 325 unit Villa Loma Apartments. Bus service is available on El Camino Real, and future Alga Norte and Zone 19	Yes

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		community parks and the Westbluff Plaza and Plaza Paseo Real commercial shopping centers are located within one mile of the site. El Camino Real is currently being widened and other public facilities are adequate to serve the development.	
	Implementing Policy C.5: Locate multi-family uses near commercial centers, employment centers, and major transportation corridors.	The project has direct access to ECR and is within one mile of existing and future employment centers to the north and commercial centers.	Yes
	Implementing Policy C.7: Locate higher density residential uses in close proximity to open space, community facilities, and other amenities.	The project is located in proximity to the future Alga Norte and Zone 19 community parks and is bounded to the south and east by permanent open space.	Yes
	Growth Control Point: 19 dwelling unit/acre.	The project density of 21 du/acre exceeds the GCP of 19 du/ac; however, excess units are available and public facilities are adequate as required by the Growth Management Ordinance and the General Plan.	Yes
	Implementing Policy C.2 Allow density increases above growth control point to enable development of lower-income affordable housing that is compatible with adjacent development, where public facilities are adequate, and in proximity to major roadways, public parks and open space, commercial centers, employment centers, and transit	The 56 unit apartment project is compatible with the 325 unit Villa Loma and 157 unit Manzanita apartment projects to the northwest and southwest, public facilities are adequate, and the project is in proximity to ECR, two future public parks and dedicated	

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	centers. Existing Zone: Exclusive Agriculture (E-A) - The E-A Zone does not implement residential land use designations.	open space, commercial centers and public transit service. Proposed Zone: Residential Density-Multiple (RD-M) - RD-M zoning allows multiple family development that is consistent with the RH General Plan designation.	Yes
Housing	Implementing Policy 3.7.h/3.7.i. - Accommodate General Plan Amendments to increase densities on properties to enable development of affordable housing with adequate public facilities. Policy 3.8 – Implement Council Policy 43 for allocation of excess dwelling units	Project is 100% affordable housing that is within the RH General Plan density range but requires an 11% density increase above the growth control point. The affordable housing project satisfies the criteria established by Council for allocating excess dwelling units.	Yes Yes*
Public Safety	Provide project review that allows consideration of seismic and geologic hazards. Reduce fire hazards to an acceptable risk level.	Project improvements will not significantly impact or be impacted by geologic or seismic conditions. Project provides 60' fire suppression zones.	Yes Yes
Noise	Noise attenuation for properties within 500 feet of circulation arterial roadways. Residential interior noise standard of 45 dBA CNEL.	The project is conditioned to require a 6' tall masonry noise wall to attenuate noise. The project is conditioned to require future units to comply with the interior noise standard.	Yes

Circulation	Requires new development to construct improvements needed to serve proposed development.	All public infrastructure will be constructed in accordance with City standards.	Yes
	Minimize the number of access points to major and prime arterials to enhance the functioning of these streets and thoroughfares.	The project design takes access off Cassia Road which is a local street. No direct public access off of El Camino Real (prime arterial) is proposed.	Yes

- * The proposed General Plan Amendment to the RH designation and the requested 11% density increase above the RH growth control point require a total allocation of 51 dwelling units from the City's excess dwelling unit bank. Consistency findings for approval of the General Plan Amendment to change the land use designation from RLM to RH and compliance with the Growth Management Ordinance and General Plan policies for allowing projects to exceed the growth control point are stated above. The project qualifies for the allocation of excess dwelling units in accordance with Council Policy 43, which establishes policy for the allocation of excess dwelling units, in that it is a 100% affordable apartment project where a density increase is requested as an incentive to providing affordable housing units.

B1/2. RD-M Zone/Parking Ordinance

As shown on the following table, the proposed multi-family development meets or exceeds the RD-M Zone and Parking Ordinance standards:

TABLE 2: RD-M ZONE/PARKING ORDINANCE COMPLIANCE		
Standard	Required	Proposed
Use	Multi-family and Single Family Units	56 Multi-family Units
Lot Size	Minimum 10,000 Sq. Feet	2.659 Acres
Lot Width	Interior Lots: 60 Feet	295.2 Feet
Lot Coverage	60%	27.41%
<u>Sebacks:</u> Front Yard Side Yard Rear Yard	10 Feet 5 Feet 10 Feet	22 Feet 40 – 60 Feet 60 Feet
Building Height	35 Feet	Maximum 33'6"
<u>Parking Required:</u> 12 - 1 Bedroom Units 44 - 2/3 Bedrooms Units Guest Parking 10 Units @ .5 Spaces/Unit 46 Units @ .25 Spaces/Unit	1.5 Space/Unit = 18 Spaces 2 Spaces/Unit = 88 Spaces = 5 Spaces = <u>12 Spaces</u> Total Required = 123 Spaces	18 Spaces 88 Spaces 5 Spaces <u>12 Spaces</u> Total Provided = 123 Spaces

B3/B4. Inclusionary Housing/Multiple Family/Affordable Housing

Section 21.85.080 of the Inclusionary Housing Ordinance anticipates that combined projects are proposed to satisfy a particular project or project's inclusionary housing requirement. The proposed 56-unit project would not satisfy a specific project currently under review; however, the units could be used to satisfy the inclusionary housing requirements of future projects meeting the necessary criteria. The City Council has the sole discretion to authorize a proposed combined affordable housing site through their approval of an Affordable Housing Agreement. The project location, which is in proximity to public transportation, employment, commercial services and recreational opportunities, and buffered from existing development by open space and El Camino Real meets the locational criteria specified for a combined inclusionary housing project.

Section 21.53.120 of the Zoning Ordinance requires approval of a site development plan for multi-family apartment projects exceeding 4 units, and affordable housing projects of any size, based on findings that the project is consistent with the underlying zoning and in conformance with the General Plan policies and goals, and in accordance with the Qualified Overlay Zone. Findings required by the Qualified Overlay Zone ensure that the use is consistent with the General Plan, will not adversely impact the site or surrounding uses, and that the site and street system are adequate to accommodate the use. Incentives such as density increases to enable the reservation of affordable units are permitted.

As specified in Table 1 above, the project is compatible with existing and future multi-family apartment projects located across ECR on the northwest and southwest corners of Cassia Road. No adverse impacts to adjacent projects will occur because the project is surrounded by undeveloped open space to the east and south, and roadways and/or undeveloped property to the west and north. The proposed extension of Cassia Road will provide access to the undeveloped property to the north. The property to the north is also currently designated for RLM density development; however, it is anticipated that due to biological constraints, future development will also require a General Plan Amendment to redesignate the property to enable multi-family development. The site and street system are adequate to accommodate the proposed project. The proposed site design complies with all RD-M zone development standards, and the street system serving the project would operate at acceptable levels of service with the additional demand generated by the project.

Based on an analysis performed by staff, the proposed 11% density increase to enable the low income units is a necessary incentive to offset the subsidy necessary to reserve 56 affordable units. The affordable housing project complies with General Plan Policy C.2 applicable to projects requesting density increases above the growth control point as stated in Table 1. The project is compatible with surrounding development and public facilities, roadways, and public services are in proximity to the development. Additionally, the low-income project qualifies for the allocation of excess dwelling units in accordance with criteria established by Council Policy 43.

B5. Scenic Preservation Overlay Zone/El Camino Real Corridor Standards

The proposed project is located on the east side frontage of El Camino Real and is subject to the regulations of the Scenic Preservation Overlay Zone, as implemented through the El Camino Real Corridor Development Standards. Pursuant to 21.40.040, a special use permit is required. Deviations to the ECR Corridor Standards are permitted if specific findings that compliance for a particular project is infeasible, the scenic quality of the corridor is maintained, no adverse impact on traffic would result, and the intent of the Scenic Preservation Overlay Zone is met.

The project is located within Area 5 of the El Camino Real Corridor (Sunfresh Rose to Olivenhain Road). As shown on the following table, the project is consistent with all applicable development standards except for setback and wall location:

TABLE 3 – EL CAMINO REAL CORRIDOR STANDARDS COMPLIANCE			
Standard	Adopted Criteria	Proposed Project	Compliance
Design Theme	Old California/Hispanic	Hispanic (tile roof, stucco materials, arches)	Yes
Median Breaks	Intersections and median breaks	Access at planned intersection	Yes
Sidewalks	Determined by Staff	Per City standard	Yes
Signs	Freestanding monument sign stucco and wood 7' tall/12' long	Freestanding monument sign stucco and wood 3' tall/7' long	Yes
Building Height	35' from grade maximum	33'6" from grade maximum	Yes
Grading	No cut or fill exceeding 10' from original grade	Cut/fill not to exceed 5 feet	Yes
Setback	At grade: 30' minimum. Some screening to be incorporated into setback.	22' minimum proposed; landscape screening provided	No*
Walls in Setback	Minimum of 25' of right-of-way	5' – 18'	No*
Street Furniture	Wrought iron or wood	None proposed	Yes
Street light spacing	City standard	City standard	Yes
Roof Equipment	Not visible	Not visible	Yes
Land Uses	Land use changes should be addressed at time of request.	Land use change proposed.	Yes

*The project proposes to reduce the 30' building setback to 22' from the right-of-way and to locate a noise attenuation wall within the 22' setback that meanders between a distance of 5' to 18' from the right-of-way. The necessary findings for approving these deviations are that:

1. The building setback and wall location standards are infeasible for the proposed project, and the proposed deviations are consistent with the intent of the ECR Corridor Standards. Due to high fuel species that occupy permanent open space surrounding the project, 60' wide fire suppression zones are required between structures and rear and side property lines. This results in side and rear setbacks that are up to six times greater than the 5' and 10' required by the RD-M zone. These additional setback widths significantly reduce the developable area of the property; therefore, the 8' reduction in the front setback is necessary to enable a site design that incorporates recreational amenities and conforms to City development and design standards.

2. The reduced setback and placement of a sound attenuation wall within the reduced setback will not reduce the scenic quality of the ECR corridor. The noise attenuation wall is proposed to ensure that at-grade noise levels are reduced to the greatest extent possible. Within the approximately 1,300' between Poinsettia Lane and Cassia Road, the proposed project would occupy only 295'. The remaining 1000' to the south of the proposed development is dedicated open space that cannot be developed due to biological constraints. Therefore, the proposed deviations would not eliminate views to the east along the ECR corridor or result in continuous development too close to the right-of-way. The wall does not interfere with required sight distance and will not have an adverse impact on traffic safety. The meandering wall design that consists of split face block with pilasters and cap along with dense landscape screening will maintain and enhance the appearance of the El Camino Real roadway.

C. Growth Management

Table 4 below details the project's conformance with the requirements of the Growth Management Program and Zone 10 Local Facilities Management Plan.

TABLE 4 – GROWTH MANAGEMENT COMPLIANCE		
Standard	Impacts/Standards	Compliance
City Administration	195 s.f.	Yes
Library	104 s.f.	Yes
Wastewater Treatment	56 EDU	Yes
Parks	0.39 ac.	Yes
Drainage	Basin D	Yes
Circulation	336 ADT	Yes
Fire	Station #2	Yes
Open Space	N/A	Yes
Schools	Carlsbad Unified	Yes
Sewer Collection System	56 EDU	Yes
Water	12,320 GPD	Yes

*The project is 6 dwelling units above the Growth Management Dwelling Unit allowance.

V. ENVIRONMENTAL REVIEW

Staff conducted an environmental impact assessment to determine if the project could have a potentially significant effect on the environment pursuant to CEQA Guidelines and the Environmental Protection Ordinance (Title 19) of the Carlsbad Municipal Code. No potentially significant environmental impacts were identified; therefore, the Planning Director issued a Notice of Intent to adopt a Negative Declaration on June 21, 2004.

July 7, 2004

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ATTACHMENTS:

1. Planning Commission Resolution No. 5672 (ND)
2. Planning Commission Resolution No. 5666 (GPA)
3. Planning Commission Resolution No. 5667 (ZC)
4. Planning Commission Resolution No. 5668 (SDP)
5. Planning Commission Resolution No. 5669 (SUP)
6. Location Map
7. Local Facilities Impact Assessment
8. Background Data Sheet
9. Disclosure Statement
10. Reduced Exhibits
11. Exhibits "A" – "U" dated July 7, 2004

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CASE NAME: CARLSBAD FAMILY HOUSING
CASE NO: GPA 02-05

A portion of fractional northeast quarter of southwest quarter of Section 23, Township 12 South, Range 4 West, San Bernardino Meridian, in the City of Carlsbad, County of San Diego, State of California

WHEREAS, said application constitutes a request for a General Plan Amendment as shown on Exhibit “**GPA 02-05**” dated **July 7, 2004**, attached hereto and on file in the Planning Department, **CARLSBAD FAMILY HOUSING – GPA 02-05**, as provided in Government Code Section 65350 et. seq. and Section 21.52.160 of the Carlsbad Municipal Code; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the General Plan Amendment.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad, as follows:

- 1 A) That the above recitations are true and correct.
- 2 B) That based on the evidence presented at the public hearing, the Commission
- 3 **RECOMMENDS APPROVAL** of **CARLSBAD FAMILY HOUSING – GPA**
- 4 **02-05**, based on the following findings and condition:

5 **Findings:**

- 6 1. The **Planning Commission** finds that the project, as conditioned herein, is in
- 7 conformance with the Elements of the City's General Plan, based on the facts set forth in
- 8 the staff report dated **July 7, 2004**, including, but not limited to the following:

- 9 a. **Land Use:** The proposed amendment to the land use designation from RLM
- 10 to RH is consistent with General Plan policies limiting medium and high
- 11 density residential developments as documented in the Staff Report dated
- 12 **July 7, 2004**. The high density use is compatible with adjacent multi-family
- 13 land uses, and is or will be served by adequate and convenient commercial
- 14 services and public support systems such as employment centers, El Camino
- 15 Real, public transportation, parks, schools, and public utilities.

16 The project density of 21 du/acre exceeds the GCP of 19 du/ac; however,

17 excess units are available and public facilities are adequate as required by

18 the Growth Management Ordinance and General Plan.

- 19 b. **Housing:** The General Plan Amendment is consistent with policies allowing for
- 20 increased densities on properties to enable the development of affordable
- 21 housing served by adequate public facilities and conforms to Council Policy
- 22 43 which permits the allocation of excess dwelling units to projects that are
- 23 low income.
- 24 2. The **Planning Commission** of the City of Carlsbad does hereby find:
- 25 a. it has reviewed, analyzed and considered the Negative Declaration and the
- 26 environmental impacts therein identified for this project and any comments
- 27 thereon prior to **RECOMMENDING ADOPTION** of the project; and
- 28 b. the Negative Declaration has been prepared in accordance with requirements of
- the California Environmental Quality Act, the State Guidelines and the
- Environmental Protection Procedures of the City of Carlsbad; and
- c. it reflects the independent judgment of the **Planning Commission** of the City of
- Carlsbad; and
- d. based on the EIA Part II and comments thereon, there is no substantial evidence
- the project will have a significant effect on the environment

1 **Conditions:**

- 2 1. This approval is granted subject to the approval of **ZC 02-06, SDP 02-13, and SUP 02-**
3 **09**, and is subject to all conditions contained in Resolutions No. **5667, 5668, and 5669.**

4 PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning
5 Commission of the City of Carlsbad, California, held on the **7th** day of **July 2004**, by the
6 following vote, to wit:

7 AYES: Chairperson Whitton, Commissioners Baker, Dominguez,
8 Heineman, and Montgomery

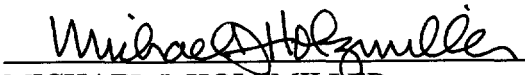
9 NOES: None

10 ABSENT: Commissioner Segall

11 ABSTAIN: None
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16 FRANK H. WHITTON, Chairperson
17 CARLSBAD PLANNING COMMISSION

18 ATTEST:

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20 MICHAEL J. HOLZMILLER
21 Planning Director
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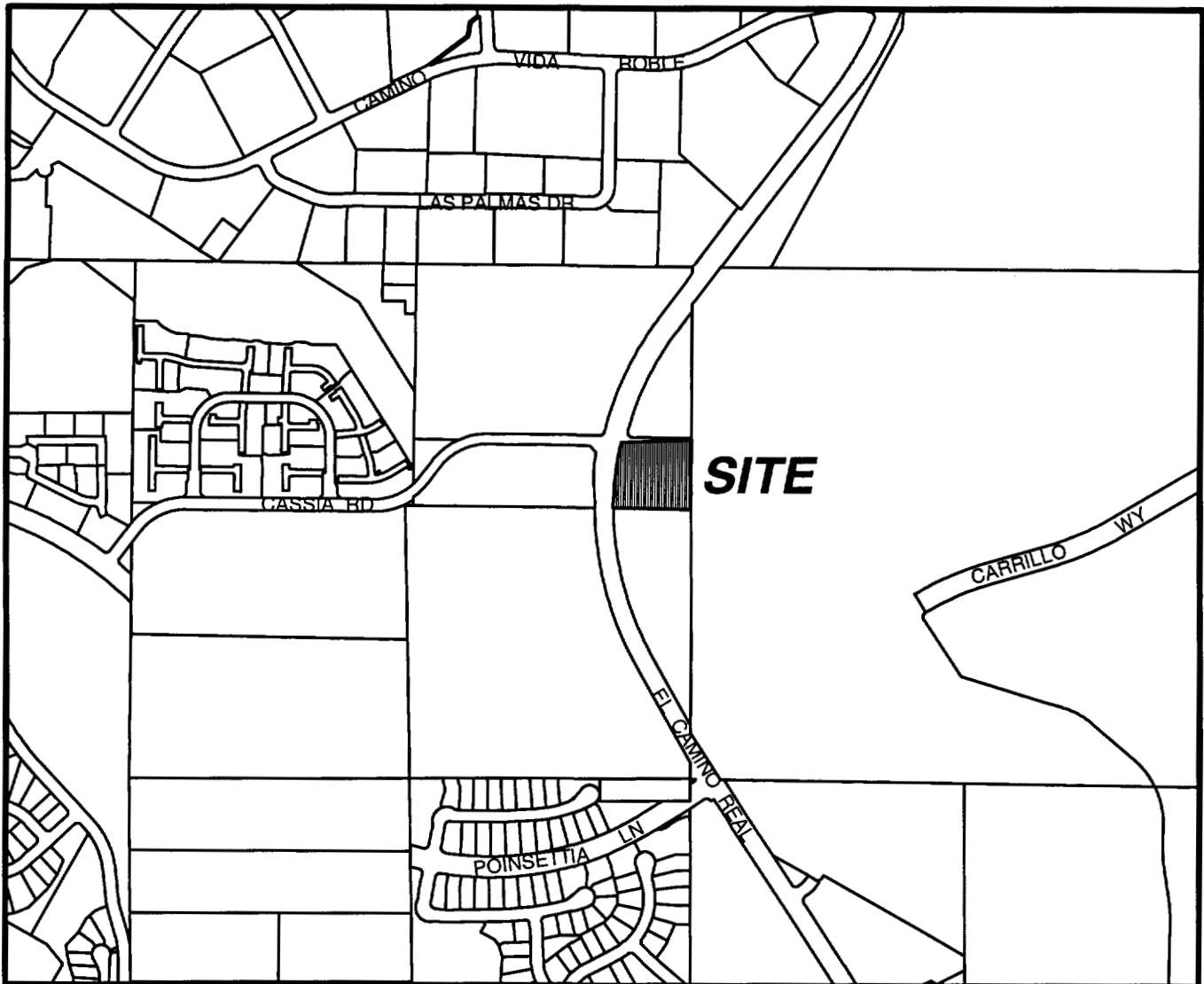
GENERAL PLAN MAP CHANGE

GPA: 02-05

draft ☒

final ☐

JULY 7, 2004



Project Name: Carlsbad Family Housing			Related Case File No(s):	
Property/Legal Description(s): All that portion of fractional northeast quarter of southwest quarter of Section 23, Township 12 South, Range 4 West, San Bernardino Meridian, in the City of Carlsbad, County of San Diego, State of California, according to the official plat thereof.			ZC 02-06/SDP 02-13/ SUP 02-09	
G.P. Map Designation Change			Approvals	
Property	From:	To:	Council Approval Date:	
A. 215-021-06	RLM	RH	Resolution No:	
			Effective Date:	
			Signature:	

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CASE NAME: CARLSBAD FAMILY HOUSING
CASE NO: ZC 02-06

A portion of fractional northeast quarter of southwest quarter of Section 23, Township 12 South, Range 4 West, San Bernardino Meridian, in the City of Carlsbad, County of San Diego, State of California

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WHEREAS, the Planning Commission did on the **7th** day of **July 2004**, hold a
duly noticed public hearing as prescribed by law to consider said request; and

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission as follows:

- A) That the foregoing recitations are true and correct.

- 1 B) That based on the evidence presented at the public hearing, the Commission
2 **RECOMMENDS APPROVAL** of **CARLSBAD FAMILY HOUSING – ZC**
3 **02-06**, based on the following findings and subject to the following conditions:

4 **Findings:**

- 5 1. That the proposed Zone Change from **E-A** to **RD-M** is consistent with the goals and
6 policies of the various elements of the General Plan, in that **the proposed zoning will**
7 **implement the RH General Plan land use designation.**
- 8 2. That the Zone Change will provide consistency between the General Plan and Zoning as
9 mandated by California State law and the City of Carlsbad General Plan Land Use
10 Element, in that the **RD-M zone is intended to implement the RH General Plan land**
11 **use designation.**
- 12 3. That the Zone Change is consistent with the public convenience, necessity and general
13 welfare, and is consistent with sound planning principles in that **the 2.66 acre site**
14 **satisfies all of the locational criteria specified by the General Plan for placement of**
15 **high density development.**
- 16 4. The **Planning Commission** of the City of Carlsbad does hereby find:
- 17 a. it has reviewed, analyzed and considered Negative Declaration, the environmental
18 impacts therein identified for this project and any comments thereon prior to
19 **RECOMMENDING ADOPTION** of the project; and
- 20 b. the Negative Declaration has been prepared in accordance with requirements of
21 the California Environmental Quality Act, the State Guidelines and the
22 Environmental Protection Procedures of the City of Carlsbad; and
- 23 c. it reflects the independent judgment of the **Planning Commission** of the City of
24 Carlsbad; and
- 25 d. based on the EIA Part II and comments thereon, there is no substantial evidence
26 the project will have a significant effect on the environment

27 **Conditions:**

- 28 1. This approval is granted subject to the approval of **GPA 02-05, SDP 02-13, and SUP 02-09**, and is subject to all conditions contained in Resolutions No. **5666, 5668, and 5669.**

NOTICE

Please take **NOTICE** that approval of your project includes the “imposition” of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as “fees/exactions.”

1 You have 90 days from date of final approval to protest imposition of these fees/exactions. If
2 you protest them, you must follow the protest procedure set forth in Government Code Section
3 66020(a), and file the protest and any other required information with the City Manager for
4 processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely
follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or
annul their imposition.

5 You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions
6 DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning,
7 zoning, grading or other similar application processing or service fees in connection with this
8 project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a
NOTICE similar to this, or as to which the statute of limitations has previously otherwise
expired.

9 PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning
10 Commission of the City of Carlsbad, held on the 7th day of July 2004, by the following vote, to
11 wit:
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13 AYES: Chairperson Whitton, Commissioners Baker, Dominguez,
14 Heineman, and Montgomery

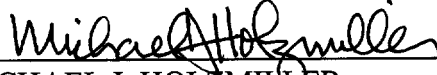
15 NOES: None

16 ABSENT: Commissioner Segall

17 ABSTAIN: None
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21 FRANK H. WHITTON, Chairperson
CARLSBAD PLANNING COMMISSION

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23 ATTEST:

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25 MICHAEL J. HOLZMILLER
26 Planning Director
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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, AMENDING SECTION 21.05.030 OF THE CARLSBAD MUNICIPAL CODE BY AN AMENDMENT TO THE ZONING MAP TO GRANT A ZONE CHANGE FROM EXCLUSIVE AGRICULTURE (E-A) TO RESIDENTIAL DENSITY - MULTIPLE (RD-M) ON PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF EL CAMINO REAL AND CASSIA ROAD IN LOCAL FACILITIES MANAGEMENT ZONE 10.

CASE NAME: CARLSBAD FAMILY HOUSING

CASE NO.: ZC 02-06

The City Council of the City of Carlsbad, California, does ordain as follows:

SECTION I: That Section 21.05.030 of the Carlsbad Municipal Code, being the City's zoning map, is amended as shown on the map marked Exhibit "ZC 02-06" attached hereto and made a part hereof.

SECTION II: That the findings and conditions of the Planning Commission as set forth in Planning Commission Resolution 5667 constitute the findings and conditions of the City Council.

EFFECTIVE DATE: This ordinance shall be effective thirty days after its adoption, and the City Clerk shall certify to the adoption of this ordinance and cause it to be published at least once in a publication of general circulation in the City of Carlsbad within fifteen days after its adoption. *(Notwithstanding the preceding, this ordinance shall not be effective within the City's Coastal Zone until approved by the California Coastal Commission.)*

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INTRODUCED AND FIRST READ at a regular meeting of the Carlsbad City Council on the _____ day of _____ 2004, and thereafter.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Carlsbad on the _____ day of _____ 2004, by the following vote, to wit:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

APPROVED AS TO FORM AND LEGALITY

RONALD R. BALL, City Attorney

CLAUDE A. LEWIS, Mayor

ATTEST:

LORRAINE M. WOOD, City Clerk

(SEAL)

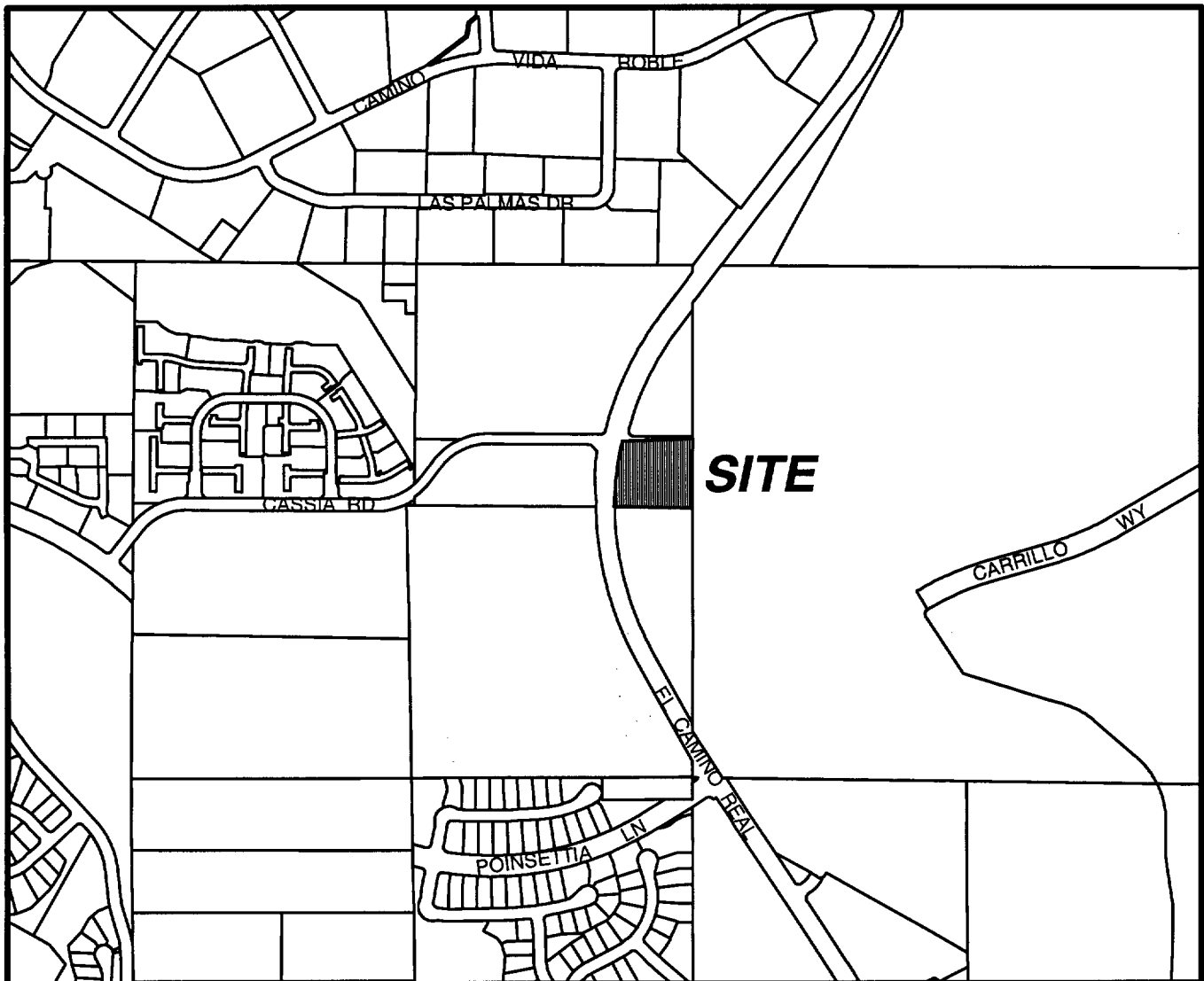
PROPERTY ZONE CHANGE

ZC: 02-06

draft ☒

final ☐

JULY 7, 2004



Project Name: Carlsbad Family Housing			Related Case File No(s):
Legal Description(s): All that portion of fractional northeast quarter of southwest quarter of Section 23, Township 12 South, Range 4 West, San Bernardino Meridian, in the City of Carlsbad, County of San Diego, State of California, according to the official plat thereof.			GPA 02-05/SDP 02-13/SUP 02-09
Zone Change			Approvals
Property:	From:	To:	Council Approval Date:
A. 215-021-06	E-A	RD-M	Ordinance No:
			Effective Date:
			Signature:

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CASE NAME: CARLSBAD FAMILY HOUSING
CASE NO.: SDP 02-13

A portion of fractional northeast quarter of southwest quarter of Section 23, Township 12 South, Range 4 West, San Bernardino Meridian, in the City of Carlsbad, County of San Diego, State of California

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- A) That the foregoing recitations are true and correct.

1 B) That based on the evidence presented at the public hearing, the Planning
2 Commission **RECOMMENDS APPROVAL** of **CARLSBAD FAMILY**
3 **HOUSING – SDP 02-13**, based on the following findings and subject to the
4 following conditions:

4 **Findings:**

- 5 1. That the requested use is properly related to the site, surroundings and environmental
6 settings, is consistent with the various elements and objectives of the General Plan, will
7 not be detrimental to existing uses or to uses specifically permitted in the area in which
8 the proposed use is to be located, and will not adversely impact the site, surroundings or
9 traffic circulation, in that **the proposed high density low income apartment project is**
10 **consistent with the General Plan and not detrimental to existing uses in the area**
11 **because the site is located in proximity to other multiple family projects of similar**
12 **density and design, and commercial services and public support systems such as**
13 **public transportation, two community parks and commercial shopping centers are**
14 **or will be located in proximity to the site; and the proposed site design ensures that**
15 **no direct public access off of El Camino Real (prime arterial) is proposed and fire**
16 **hazards are avoided thereby ensuring that the use is properly related to the site and**
17 **surroundings and no adverse impacts will result from the project. The project**
18 **exceeds the density permitted by the RH General Plan designation by 6 units;**
19 **however, excess units are available and public facilities are adequate as required by**
20 **the General Plan and the low-income project qualifies for excess dwelling units in**
21 **accordance with Council Policy 43.**
- 22 2. That the site for the intended use is adequate in size and shape to accommodate the use, in
23 that **the proposed lot coverage of 27.4% is less than half that permitted by the RD-M**
24 **zone, and the project conforms to all zoning and applicable City standards with the**
25 **exception of permitted deviations to the El Camino Real Corridor Development**
26 **Standards.**
- 27 3. That all yards, setbacks, walls, fences, landscaping, and other features necessary to adjust
28 the requested use to existing or permitted future uses in the neighborhood will be
provided and maintained, in that **all required minimum setbacks are exceeded with the**
exception of the El Camino Real Corridor setback from right-of-way and placement
of wall standards, and split face block fencing, landscape screening and enhanced
architecture is provided.
4. That the street systems serving the proposed use is adequate to properly handle all traffic
generated by the proposed use, in that **the additional ADT generated by the project**
will not reduce road segment or intersection levels of service to below the City's
threshold level of "D" or better.
5. The **Planning Commission** of the City of Carlsbad does hereby find:
 - a. it has reviewed, analyzed and considered Negative Declaration, the environmental
impacts therein identified for this project and any comments thereon prior to
RECOMMENDING ADOPTION of the project; and

- b. the Negative Declaration has been prepared in accordance with requirements of the California Environmental Quality Act, the State Guidelines and the Environmental Protection Procedures of the City of Carlsbad; and
 - c. it reflects the independent judgment of the **Planning Commission** of the City of Carlsbad; and
 - d. based on the EIA Part II and comments thereon, there is no substantial evidence the project will have a significant effect on the environment
6. The project is consistent with the City-Wide Facilities and Improvements Plan, the Local Facilities Management Plan for Zone 10 and all City public facility policies and ordinances. The project includes elements or has been conditioned to construct or provide funding to ensure that all facilities and improvements regarding: sewer collection and treatment; water; drainage; circulation; fire; schools; parks and other recreational facilities; libraries; government administrative facilities; and open space, related to the project will be installed to serve new development prior to or concurrent with need. Specifically:
 - a. The project has been conditioned to provide proof from the **Carlsbad Unified School District** that the project has satisfied its obligation for school facilities.
 - b. Park-in-lieu fees are required by Carlsbad Municipal Code Chapter 20.44, and will be collected prior to issuance of building permit.
 - c. The Public Facility fee is required to be paid by Council Policy No. 17 and will be collected prior to the issuance of building permit.
7. That the project is consistent with the City's Landscape Manual (Carlsbad Municipal Code Section 14.28.020 and Landscape Manual Section I B).
8. The Planning Commission hereby finds that all development in Carlsbad benefits from the Habitat Management Plan, which is a comprehensive conservation plan and implementation program that will facilitate the preservation of biological diversity and provide for effective protection and conservation of wildlife and plant species while continuing to allow compatible development in accordance with Carlsbad's Growth Management Plan. Preservation of wildlife habitats and sensitive species is required by the Open Space and Conservation Element of the City's General Plan which provides for the realization of the social, economic, aesthetic and environmental benefits from the preservation of open space within an increasingly urban environment. Moreover, each new development will contribute to the need for additional regional infrastructure that, in turn, will adversely impact species and habitats. The In-Lieu Mitigation Fee imposed on all new development within the City is essential to fund implementation of the City's Habitat Management Plan.
9. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed

1 to mitigate impacts caused by or reasonably related to the project, and the extent and the
2 degree of the exaction is in rough proportionality to the impact caused by the project.

3 **Conditions:**

4 Note: Unless otherwise specified herein, all conditions shall be satisfied prior to **issuance of a**
5 **grading or building permit, whichever occurs first.**

- 6 1. If any of the following conditions fail to occur; or if they are, by their terms, to be
7 implemented and maintained over time, if any of such conditions fail to be so
8 implemented and maintained according to their terms, the City shall have the right to
9 revoke or modify all approvals herein granted; deny or further condition issuance of all
10 future building permits; deny, revoke or further condition all certificates of occupancy
11 issued under the authority of approvals herein granted; institute and prosecute litigation to
12 compel their compliance with said conditions or seek damages for their violation. No
13 vested rights are gained by Developer or a successor in interest by the City's approval of
14 this **Site Development Plan**.
- 15 2. Staff is authorized and directed to make, or require the Developer to make, all corrections
16 and modifications to the **Site Development Plan** documents, as necessary to make them
17 internally consistent and in conformity with the final action on the project. Development
18 shall occur substantially as shown on the approved Exhibits. Any proposed development
19 different from this approval, shall require an amendment to this approval.
- 20 3. Developer shall comply with all applicable provisions of federal, state, and local laws and
21 regulations in effect at the time of building permit issuance.
- 22 4. If any condition for construction of any public improvements or facilities, or the payment
23 of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are
24 challenged, this approval shall be suspended as provided in Government Code Section
25 66020. If any such condition is determined to be invalid this approval shall be invalid
26 unless the City Council determines that the project without the condition complies with
27 all requirements of law.
- 28 5. Developer/Operator shall and does hereby agree to indemnify, protect, defend and hold
harmless the City of Carlsbad, its Council members, officers, employees, agents, and
representatives, from and against any and all liabilities, losses, damages, demands, claims
and costs, including court costs and attorney's fees incurred by the City arising, directly
or indirectly, from (a) City's approval and issuance of this **Site Development Plan**, (b)
City's approval or issuance of any permit or action, whether discretionary or non-
discretionary, in connection with the use contemplated herein, and (c)
Developer/Operator's installation and operation of the facility permitted hereby, including
without limitation, any and all liabilities arising from the emission by the facility of
electromagnetic fields or other energy waves or emissions. This obligation survives until
all legal proceedings have been concluded and continues even if the City's approval is not
validated.

6. Developer shall submit to **the Planning Department** a reproducible 24" x 36" mylar copy of the **Site Plan** reflecting the conditions approved by the final decision making body.
7. Prior to the issuance of a building permit, the Developer shall provide proof to the Director from the **Carlsbad Unified** School District that this project has satisfied its obligation to provide school facilities.
8. This project shall comply with all conditions and mitigation measures which are required as part of the **Zone 10** Local Facilities Management Plan and any amendments made to that Plan prior to the issuance of building permits.
9. This approval is granted subject to the approval of **GPA 02-05, ZC 02-06, and SUP 02-09**, and is subject to all conditions contained in Planning Commission Resolutions No. **5666, 5667, and 5669** for those other approvals incorporated herein by reference.
10. This approval shall become null and void if building permits are not issued for this project within **2 years** from the date of project approval.
11. Building permits will not be issued for this project unless the local agency providing water and sewer services to the project provides written certification to the City that adequate water service and sewer facilities, respectively, are available to the project at the time of the application for the building permit, and that water and sewer capacity and facilities will continue to be available until the time of occupancy.
12. This project has been found to result in impacts to wildlife habitat or other lands, such as agricultural land, which provide some benefits to wildlife, as documented in the City's Habitat Management Plan and the environmental analysis for this project. Developer is aware that the City has adopted an In-lieu Mitigation Fee consistent with Section E.6 of the Habitat Management Plan and City Council Resolution No. 2000-223 to fund mitigation for impacts to certain categories of vegetation and animal species. The Developer is further aware that the City has determined that all projects will be required to pay the fee in order to be found consistent with the Habitat Management Plan and the Open Space and Conservation Element of the General Plan. The fee becomes effective following final approval of the Habitat Management Plan. The City is currently updating the fee study, which is expected to result in an increase in the amount of the fee. If the Habitat Management Plan is approved, then the Developer or Developer's successor(s) in interest shall pay the adjusted amount of the fee. The fee shall be paid prior to recordation of a final map, or issuance of a grading permit or building permit, whichever occurs first. If the In-lieu Mitigation Fee for this project is not paid, this project will not be consistent with the Habitat Management Plan and the General Plan and any an all approvals for this project shall become null and void.
13. Prior to the approval of the final map for any phase of this project, or where a map is not being processed, prior to the issuance of building permits for any lots or units, the Developer shall enter into an Affordable Housing Agreement with the City to provide and deed restrict **56** dwelling units as affordable to lower-income households for 55 years, in accordance with the requirements and process set forth in Chapter 21.85 of the Carlsbad

1 Municipal Code. The recorded Affordable Housing Agreement shall be binding on all
2 future owners and successors in interest.

3 14. Developer shall submit and obtain Planning Director approval of a Final Landscape and
4 Irrigation Plan showing conformance with the approved Preliminary Landscape Plan and
5 the City's Landscape Manual. Developer shall construct and install all landscaping as
6 shown on the approved Final Plans, and maintain all landscaping in a healthy and thriving
7 condition, free from weeds, trash, and debris. **Final landscape plans shall provide a**
8 **dimensioned fencing plan showing all perimeter masonry block and open iron rail**
9 **fencing at a height not to exceed 6 feet.**

10 15. The first submittal of Final Landscape and Irrigation Plans shall be pursuant to the
11 landscape plan check process on file in the Planning Department and accompanied by the
12 project's building, improvement, and grading plans.

13 16. Developer shall pay the citywide Public Facilities Fee imposed by City Council Policy
14 #17, the License Tax on new construction imposed by Carlsbad Municipal Code Section
15 5.09.030, and CFD #1 special tax (if applicable), subject to any credits authorized by
16 Carlsbad Municipal Code Section 5.09.040. Developer shall also pay any applicable
17 Local Facilities Management Plan fee for Zone 10, pursuant to Chapter 21.90. All such
18 taxes/fees shall be paid at issuance of building permit. If the taxes/fees are not paid, this
19 approval will not be consistent with the General Plan and shall become void.

20 17. All roof appurtenances, including air conditioners, shall be architecturally integrated and
21 concealed from view and the sound buffered from adjacent properties and streets, in
22 substance as provided in Building Department Policy No. 80-6, to the satisfaction of the
23 Directors of Community Development and Planning.

24 18. Prior to the issuance of the **grading permit**, Developer shall submit to the City a Notice
25 of Restriction to be filed in the office of the County Recorder, subject to the satisfaction
26 of the Planning Director, notifying all interested parties and successors in interest that the
27 City of Carlsbad has issued a **Site Development Plan** by Resolution No. **5668** on the
28 property. Said Notice of Restriction shall note the property description, location of the
file containing complete project details and all conditions of approval as well as any
conditions or restrictions specified for inclusion in the Notice of Restriction. The
Planning Director has the authority to execute and record an amendment to the notice
which modifies or terminates said notice upon a showing of good cause by the Developer
or successor in interest.

19 19. Developer shall construct trash receptacle and recycling areas enclosed by a six-foot high
20 masonry wall with gates pursuant to City Engineering Standards and Carlsbad Municipal
21 Code Chapter 21.105. Location of said receptacles shall be **as shown on Exhibit "A."**
22 Enclosure shall be of similar colors and/or materials to the project to the satisfaction of
23 the Planning Director.

24 20. Developer shall construct, install and stripe not less than **123 standard** parking spaces, as
25 shown on Exhibit "A."

- 1 21. Prior to the issuance of a **grading** permit, the Developer shall prepare and record a Notice
2 that this property may be subject to noise impacts from the existing **El Camino Real**
3 Transportation Corridor, in a form meeting the approval of the Planning Director and City
4 Attorney (see Noise Form #1 on file in the Planning Department).
- 5 22. Prior to the issuance of a **grading** permit, the Developer shall prepare and record a Notice
6 that this property is subject to overflight, sight and sound of aircraft operating from
McClellan-Palomar Airport, in a form meeting the approval of the Planning Director and
the City Attorney (see Noise Form #2 on file in the Planning Department).

7 **Engineering:**

- 8 23. Prior to issuance of any building permit, the developer shall comply with the
9 requirements of the City's anti-graffiti program for wall treatments if and when such a
program is formally established by the City.
- 10 24. Prior to hauling dirt or construction materials to or from any proposed construction site
11 within this project, the developer shall submit to and receive approval from the City
12 Engineer for the proposed haul route. The developer shall comply with all conditions and
requirements the City Engineer may impose with regards to the hauling operation.
- 13 25. The developer shall provide for sight distance corridors at all street intersections in
14 accordance with Engineering Standards.

15 "No structure, fence, wall, tree, shrub, sign, or other object over 30 inches above
16 the street level may be placed or permitted to encroach within the area identified
17 as a sight distance corridor in accordance with City Standard Public Street-Design
Criteria, Section 8.B.3."

18 **Fees/Agreements**

- 19 26. The developer shall pay all current fees and deposits required.
- 20 27. The owner of the subject property shall execute an agreement holding the City harmless
21 regarding drainage across the adjacent property.
- 22 28. Prior to approval of any grading or building permits for this project, Developer shall
23 cause Owner to give written consent to the City Engineer to the annexation of the area
24 shown within the boundaries of the subdivision into the existing City of Carlsbad Street
Lighting and Landscaping District No. 1 **and/or to the formation or annexation into an**
25 **additional Street Lighting and Landscaping District. Said written consent shall be**
on a form provided by the City Engineer.

26 **Grading**

- 27 29. Based upon a review of the proposed grading and the grading quantities shown on the site
28 plan, a grading permit for this project is required. (The developer must submit and receive
approval for grading plans in accordance with city codes and standards prior to issuance

of a building permit for the project.)

30. Prior to the issuance of a grading permit or building permit, whichever occurs first, the developer shall submit proof that a Notice of Intention has been submitted to the State Water Resources Control Board.
31. No grading for private improvements shall occur outside the limits of the project unless a grading or slope easement or agreement is obtained from the owners of the affected properties and recorded. If the developer is unable to obtain the grading or slope easement, or agreement, no grading permit will be issued. In that case the developer must either amend the site plan or modify the plans so grading will not occur outside the project site in a manner which substantially conforms to the approved site plan as determined by the City Engineer and Planning Director.

Dedications/Improvements

32. Additional drainage easements may be required. Drainage structures shall be provided or installed prior to or concurrent with any grading or building permit as may be required by the City Engineer.
33. The owner shall make an offer of dedication to the City for all public streets and easements required by these conditions or shown on the site plan. The offer shall be made prior to the issuance of any building permit for this project. All land so offered shall be granted to the City free and clear of all liens and encumbrances and without cost to the City. Streets that are already public are not required to be rededicated.
34. **El Camino Real** shall be dedicated by the owner along the project frontage based on a centerline to right-of-way width of 63 feet and in conformance with City of Carlsbad Standards.
35. **Cassia Road** shall be dedicated by the owner along the **northern project boundary** based on a centerline to right-of-way width of 30 feet and in conformance with City of Carlsbad Standards. **The total dedication required for Cassia Street is ½ width plus 12' for a total width of 42'.**
36. **Additional right of way may be required to accommodate the frontage improvements and offsite transitions to northbound El Camino Real in conformance with City of Carlsbad Standards.**
37. Some improvements shown on the site development plan and/or required by these conditions are located offsite on property which neither the City nor the owner has sufficient title or interest to permit the improvements to be made without acquisition of title or interest.
38. Prior to issuance of building permits, the developer shall underground all existing overhead utilities along the project boundary.

- 1 39. Direct access rights for the project frontage with **El Camino Real** shall be waived by
2 separate deed or document prior to building permit issuance.
- 3 40. The developer shall comply with the City's requirements of the National Pollutant
4 Discharge Elimination System (NPDES) permit. The developer shall provide best
5 management practices as referenced in the "California Storm Water Best Management
6 Practices Handbook" to reduce surface pollutants to an acceptable level prior to discharge
7 to sensitive areas. Plans for such improvements shall be approved by the City Engineer.
8 Said plans shall include but not be limited to notifying prospective owners and tenants of
9 the following:
- 10 A. All owners and tenants shall coordinate efforts to establish or work with
11 established disposal programs to remove and properly dispose of toxic and
12 hazardous waste products.
- 13 B. Toxic chemicals or hydrocarbon compounds such as gasoline, motor oil,
14 antifreeze, solvents, paints, paint thinners, wood preservatives, and other
15 such fluids shall not be discharged into any street, public or private, or into
16 storm drain or storm water conveyance systems. Use and disposal of
17 pesticides, fungicides, herbicides, insecticides, fertilizers and other such
18 chemical treatments shall meet Federal, State, County and City
19 requirements as prescribed in their respective containers.
- 20 C. Best Management Practices shall be used to eliminate or reduce surface
21 pollutants when planning any changes to the landscaping and surface
22 improvements.
- 23 41. Plans, specifications, and supporting documents for all public improvements shall be
24 prepared to the satisfaction of the City Engineer. In accordance with City Standards, the
25 developer shall install, or agree to install and secure with appropriate security as provided
26 by law, improvements shown on the site plan and the following improvements:
- 27 a) **Half street improvements to El Camino Real including transitions as**
28 **approved by the City Engineer. Improvements to include but not be**
limited to grading, landscape, irrigation and drainage, curb, gutter &
sidewalk, Fully improved median, and traffic signals or traffic signal
relocation.
- b) **Half plus 12' street improvements to Cassia Rd. from El Camino Real**
east to the cul de sac of this project including but not limited to grading,
landscape, irrigation and drainage, curb, gutter & sidewalk and
transitions as required.
- c) **Extension of public utilities to serve adjacent development north of this**
project as required. A utility plan to show alternate routes and service
connections can be submitted to resolve future connection and service
issues.

1 d) **Downstream drainage improvements or maintenance of existing drainage**
2 **desiltation / detention basins may be required. Increased runoff from this**
3 **project or diversion of runoff shall be designed to not impact existing**
4 **facilities beyond the acceptable capacity.**

5 Improvements listed above shall be constructed within 18 months of approval of the
6 secured improvement agreement or such other time as provided in said agreement.

- 7 42. The structural section for the access aisles must be designed with a traffic index of 5.0 in
8 accordance with City Standards to accommodate truck access through the parking area
9 and/or aisles. The structural pavement design of the aisle ways shall be submitted
10 together with required R-value soil test information and approved by the City as part of
11 the grading plan review.

12 **Code Reminders**

- 13 43. Developer shall pay park-in-lieu fees to the City, prior to the approval of the final map as
14 required by Chapter 20.44 of the Carlsbad Municipal Code.
- 15 44. Developer shall pay a landscape plan check and inspection fee as required by Section
16 20.08.050 of the Carlsbad Municipal Code.
- 17 45. Approval of this request shall not excuse compliance with all applicable sections of the
18 Zoning Ordinance and all other applicable City ordinances in effect at time of building
19 permit issuance, except as otherwise specifically provided herein.
- 20 46. The project shall comply with the latest non-residential disabled access requirements
21 pursuant to Title 24 of the State Building Code.
- 22 47. Premise identification (addresses) shall be provided consistent with Carlsbad Municipal
23 Code Section 18.04.320.
- 24 48. Any signs proposed for this development shall at a minimum be designed in conformance
25 with the City's Sign Ordinance and shall require review and approval of the Planning
26 Director prior to installation of such signs.
- 27 49. The developer shall exercise special care during the construction phase of this project to
28 prevent offsite siltation. Planting and erosion control shall be provided in accordance
29 with the Carlsbad Municipal Code and the City Engineer.

30 **NOTICE**

31 Please take **NOTICE** that approval of your project includes the "imposition" of fees, dedications,
32 reservations, or other exactions hereafter collectively referred to for convenience as
33 "fees/exactions."

34 You have 90 days from date of final approval to protest imposition of these fees/exactions. If
35 you protest them, you must follow the protest procedure set forth in Government Code Section
36 66020(a), and file the protest and any other required information with the City Manager for

1 processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely
2 follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or
3 annul their imposition.

4 You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions
5 DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning,
6 zoning, grading or other similar application processing or service fees in connection with this
7 project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a
8 NOTICE similar to this, or as to which the statute of limitations has previously otherwise
9 expired.

10 PASSED, APPROVED AND ADOPTED at a regular meeting of the planning
11 Commission of the City of Carlsbad, California, held on the 7th day of July 2004, by the
12 following vote, to wit:

13 AYES: Chairperson Whitton, Commissioners Baker, Dominguez,
14 Heineman, and Montgomery

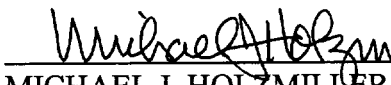
15 NOES: None

16 ABSENT: Commissioner Segall

17 ABSTAIN: None

18 
19 FRANK H. WHITTON, Chairperson
20 CARLSBAD PLANNING COMMISSION

21 ATTEST:

22 
23 MICHAEL J. HOLZMILLER
24 Planning Director

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2 A RESOLUTION OF THE PLANNING COMMISSION OF THE
3 CITY OF CARLSBAD, CALIFORNIA, RECOMMENDING
4 APPROVAL OF A SPECIAL USE PERMIT TO ALLOW A 56
5 UNIT AFFORDABLE APARTMENT PROJECT ON
6 PROPERTY GENERALLY LOCATED AT THE SOUTHEAST
7 CORNER OF EL CAMINO REAL AND CASSIA ROAD IN
LOCAL FACILITIES MANAGEMENT ZONE 10.
CASE NAME: CARLSBAD FAMILY HOUSING
CASE NO: SUP 02-09

8 WHEREAS, **Carlsbad Family Housing Partners, a California Limited**
9 **Liability Partnership**, “Developer,” has filed a verified application with the City of Carlsbad
10 regarding property owned by **Anthony and Dicky Bons**, “Owner,” described as

12 **A portion of fractional northeast quarter of southwest quarter**
13 **of Section 23, Township 12 South, Range 4 West, San**
 Bernardino Meridian, in the City of Carlsbad, County of San
 Diego, State of California

(“the Property”); and

16 WHEREAS, said verified application constitutes a request for a Special Use
17 Permit as shown on Exhibits “A” – “U” dated **July 7, 2004**, on file in the Planning Department
18 **CARLSBAD FAMILY HOUSING – SUP 02-09**, as provided by Chapter 21.40 of the Carlsbad
19 Municipal Code; and

WHEREAS, the Planning Commission did on the **7th** day of **July 2004**, hold a
duly noticed public hearing as prescribed by law to consider said request; and

23 WHEREAS, at said public hearing, upon hearing and considering all testimony
24 and arguments, if any, of all persons desiring to be heard, said Commission considered all factors
25 relating to the Special Use Permit.

26 NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning
27 Commission of the City of Carlsbad as follows:

- A) That the foregoing recitations are true and correct.

1 B) That based on the evidence presented at the public hearing, the Commission
2 **RECOMMENDS APPROVAL** of CARLSBAD FAMILY HOUSING – SUP
3 02-09, based on the following findings and subject to the following condition:

4 **Findings:**

- 5 1. That the project conforms to the intent of the Scenic Preservation Overlay Zone
6 through compliance with applicable El Camino Real Corridor Development
7 Standards for Area 5 except for necessary deviations to setback and wall location
8 standards.
- 9 2. That the deviation to the setback standard is necessary because it is infeasible for
10 the proposed project. Due to high fuel species that occupy permanent open space
11 surrounding the project, 60' wide fire suppression zones are required between
12 structures and rear and side property lines, which results in side and rear setbacks
13 that are six times greater than the 5' - 10' required by the RD-M zone. These
14 additional setback widths significantly reduce the developable area of the property;
15 therefore, the 8' reduction in the front setback is necessary to enable a site design
16 that incorporates recreational amenities and conforms to City development and
17 design standards.
- 18 3. That the deviation to the wall location standard is necessary within the reduced
19 front setback because the noise attenuation wall is proposed to ensure that at-grade
20 noise levels are reduced to the greatest extent possible. Placement of a sound
21 attenuation wall within the reduced setback will not reduce the scenic quality of the
22 ECR corridor in that within the approximately 1,300' between Poinsettia Lane and
23 Cassia Road, the proposed project would occupy only 295'. The remaining 1000' of
24 ECR frontage to the south of the proposed development is encumbered by a
25 conservation easement due to biological constraints. Therefore, the proposed
26 deviations would not eliminate views to the east along the ECR corridor or result in
27 continuous development too close to the right-of-way. The wall does not interfere
28 with required sight distance and will not have an adverse impact on traffic safety.
The meandering wall design that consists of split face block with pilasters and cap
along with dense landscape screening will maintain and enhance the appearance of
the El Camino Real roadway.
4. The **Planning Commission** of the City of Carlsbad does hereby find:
 - a. it has reviewed, analyzed and considered Negative Declaration, the environmental
impacts therein identified for this project and any comments thereon prior to
RECOMMENDING ADOPTION of the project; and
 - b. the Negative Declaration has been prepared in accordance with requirements of
the California Environmental Quality Act, the State Guidelines and the
Environmental Protection Procedures of the City of Carlsbad; and
 - c. it reflects the independent judgment of the **Planning Commission** of the City of
Carlsbad; and

- 1 d. based on the EIA Part II and comments thereon, there is no substantial evidence
2 the project will have a significant effect on the environment

3 **Conditions:**

- 4 1. This approval is granted subject to the approval of **GPA 02-05, ZC 02-06, and SDP 02-**
5 **13** and is subject to all conditions contained in Resolutions No. **5666, 5667, and 5668.**

6 **NOTICE**

7 Please take **NOTICE** that approval of your project includes the "imposition" of fees, dedications,
8 reservations, or other exactions hereafter collectively referred to for convenience as
9 "fees/exactions."

10 You have 90 days from date of final approval to protest imposition of these fees/exactions. If
11 you protest them, you must follow the protest procedure set forth in Government Code Section
12 66020(a), and file the protest and any other required information with the City Manager for
13 processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely
14 follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or
15 annul their imposition.

16 You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions
17 DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning,
18 zoning, grading or other similar application processing or service fees in connection with this
19 project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a
20 NOTICE similar to this, or as to which the statute of limitations has previously otherwise
21 expired.

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1 PASSED, APPROVED AND ADOPTED at a regular meeting of the planning
2 Commission of the City of Carlsbad, California, held on the 7th day of July 2004 by the
3 following vote, to wit:
4

5 AYES: Chairperson Whitton, Commissioners Baker, Dominguez,
6 Heineman, and Montgomery


7 NOES: None

8 ABSENT: Commissioner Segall

9 ABSTAIN: None

10
11 
12 FRANK H. WHITTON, Chairperson
13 CARLSBAD PLANNING COMMISSION

14 ATTEST:

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17 MICHAEL J. HOLZMILLER
18 Planning Director
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CASE NAME: CARLSBAD FAMILY HOUSING
CASE NO: GPA 02-05/ZC 02-06/SDP 02-13/SUP 02-09

A portion of fractional northeast quarter of southwest quarter of Section 23, Township 12 South, Range 4 West, San Bernardino Meridian, in the City of Carlsbad, County of San Diego, State of California

WHEREAS, a Negative Declaration was prepared in conjunction with said

WHEREAS, at said public hearing, upon hearing and considering all testimony
s, examining the initial study, analyzing the information submitted by staff, and
ny written comments received, the Planning Commission considered all factors
Negative Declaration.

A) That the foregoing recitations are true and correct.

1 B) That based on the evidence presented at the public hearing, the Planning
2 Commission hereby **RECOMMENDS ADOPTION** of the Negative Declaration,
3 Exhibit "ND," according to Exhibits "NOI" dated **June 21, 2004**, and "PII" dated
4 **June 21, 2004** attached hereto and made a part hereof, based on the following
5 findings:

6 **Findings:**

7 1. The Planning Commission of the City of Carlsbad does hereby find:

- 8 a. it has reviewed, analyzed and considered the Negative Declaration **GPA 02-**
9 **05/ZC 02-06/SDP 02-13/SUP 02-09 – CARLSBAD FAMILY HOUSING**, the
10 environmental impacts therein identified for this project and any comments
11 thereon prior to **RECOMMENDING APPROVAL** of the project; and
- 12 b. the Negative Declaration has been prepared in accordance with requirements of
13 the California Environmental Quality Act, the State Guidelines and the
14 Environmental Protection Procedures of the City of Carlsbad; and
- 15 c. it reflects the independent judgment of the Planning Commission of the City of
16 Carlsbad; and
- 17 d. based on the EIA Part II and comments thereon, there is no substantial evidence
18 the project will have a significant effect on the environment.

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2 PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning
3 Commission of the City of Carlsbad, California, held on the 7th day of July 2004, by the
4 following vote, to wit:

5 AYES: Chairperson Whitton, Commissioners Baker, Dominguez,
6 Heineman, and Montgomery

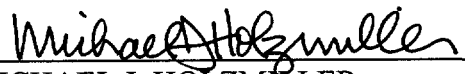
7 NOES: None

8 ABSENT: Commissioner Segall

9 ABSTAIN: None
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13 FRANK H. WHITTON, Chairperson
14 CARLSBAD PLANNING COMMISSION

15 ATTEST:

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18 MICHAEL J. HOLZMILLER
19 Planning Director
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City of Carlsbad

Planning Department

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

CASE NAME: CARLSBAD FAMILY HOUSING
CASE NO: GPA 02-05/ZC 02-06/SDP 02-13/SUP 02-09
PROJECT LOCATION: Southeast corner of El Camino Real and Cassia Road

PROJECT DESCRIPTION: The proposed project consists of a General Plan Amendment to change the land use designation of a 2.66 acre property from RLM to RH and a Zone Change from the Exclusive Agriculture Zone (E-A) to the Residential Density-Multiple Zone (RD-M) to allow multiple family units, and a Site Development Plan and Special Use Permit to allow a 56 unit apartment project that is affordable to low income families. The applicant is also requesting incentives that include an 11% density increase above density permitted by the RH designation growth control point and deviations to the El Camino Real Corridor, Area 5, front setback and wall standards. The project complies with applicable City standards and guidelines and justification for deviations can be made.

PROPOSED DETERMINATION: The City of Carlsbad has conducted an environmental review of the above-described project pursuant to the Guidelines for Implementation of the California Environmental Quality Act and the Environmental Protection Ordinance of the City of Carlsbad. As a result of said review, the initial study (EIA Part 2) did not identify any potentially significant impacts on the environment. Therefore, a **Negative Declaration** will be recommended for adoption by the City of Carlsbad City Council.

A copy of the initial study (EIA Part 2) documenting reasons to support the proposed Negative Declaration are on file in the Planning Department, 1635 Faraday Avenue, Carlsbad, California 92008. Comments from the public are invited. Please submit comments in writing to the Planning Department within 20 days of the date of this notice.

The proposed project and Negative Declaration are subject to review and approval/adoption by the City of Carlsbad Planning Commission and City Council. Additional public notices will be issued when those public hearings are scheduled. If you have any questions, please call Anne Hysong in the Planning Department at (760) 602-4622.

PUBLIC REVIEW PERIOD June 21, 2004 to July 10, 2004
PUBLISH DATE June 21, 2004





City of Carlsbad

Planning Department

NEGATIVE DECLARATION

CASE NAME: CARLSBAD FAMILY HOUSING

CASE NO: GPA 02-05/ZC 02-06/SDP 02-13/SUP 02-09

PROJECT LOCATION: Southeast corner of El Camino Real and Cassia Road

PROJECT DESCRIPTION: The proposed project consists of a General Plan Amendment to change the land use designation of a 2.66 acre property from RLM to RH and a Zone Change from the Exclusive Agriculture Zone (E-A) to the Residential Density-Multiple Zone (RD-M) to allow multiple family units, and a Site Development Plan and Special Use Permit to allow a 56 unit apartment project that is affordable to low income families. The applicant is also requesting incentives that include an 11% density increase above density permitted by the RH designation growth control point and deviations to the El Camino Real Corridor, Area 5, front setback and wall standards. The project complies with applicable City standards and guidelines and justification for deviations can be made.

DETERMINATION: The City of Carlsbad has conducted an environmental review of the above described project pursuant to the Guidelines for Implementation of the California Environmental Quality Act and the Environmental Protection Ordinance of the City of Carlsbad. As a result of said review, the initial study (EIA Part 2) did not identify any potentially significant impacts on the environment, and the City of Carlsbad finds as follows:

- ☒ The proposed project COULD NOT have a significant effect on the environment.
- ☐ The proposed project MAY have "potentially significant impact(s)" on the environment, but at least one potentially significant impact 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. (Negative Declaration applies only to the effects that remained to be addressed).
- ☐ Although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project. Therefore, nothing further is required.

A copy of the initial study (EIA Part 2) documenting reasons to support the Negative Declaration is on file in the Planning Department, 1635 Faraday Avenue, Carlsbad, California 92008.

ADOPTED: August 10, 2004, pursuant to City Council Resolution No. 2004-271

ATTEST:

Michael J. Holzmiller
MICHAEL J. HOLZMILLER
Planning Director



ENVIRONMENTAL IMPACT ASSESSMENT FORM - PART II

(TO BE COMPLETED BY THE PLANNING DEPARTMENT)

CASE NO: GPA 02-05/ZC 02-06/SDP 02-13/SUP 02-09

DATE: 06-21-04

BACKGROUND

1. CASE NAME: CARLSBAD FAMILY HOUSING
2. LEAD AGENCY NAME AND ADDRESS: City of Carlsbad
3. CONTACT PERSON AND PHONE NUMBER: Anne Hysong, (760) 602-4622
4. PROJECT LOCATION: The southeast corner of El Camino Real and Cassia Road in Local Facilities Management Zone 10.
5. PROJECT SPONSOR'S NAME AND ADDRESS: Carlsbad Family Housing Partners, a California Limited Liability Partnership, 200 E. Washington Avenue, Suite 208, Escondido, CA 92026, (760) 738-8401.
6. GENERAL PLAN DESIGNATION: Existing: RLM Proposed: RH
7. ZONING: Existing: E-A Proposed: RD-M
8. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (i.e., permits, financing approval or participation agreements): None
9. PROJECT DESCRIPTION/ ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The proposed project consists of a General Plan Amendment to change the land use designation of a 2.66 acre property from Residential Low-Medium density (RLM) to Residential High density (RH) and a Zone Change from the Exclusive Agriculture Zone (E-A) to the Residential Density-Multiple Zone (RD-M) to allow multiple family units, and a Site Development Plan and El Camino Real Special Use Permit to allow a 56 unit apartment project that is affordable to low income families. The applicant is also requesting incentives that include an 11% density increase above density permitted by the RH designation growth control point and deviations to the El Camino Real Corridor, Area 5, front setback and wall standards. The relatively flat site is currently occupied by green houses and contains no sensitive vegetation. The property, which is located at the southeast corner of El Camino Real (ECR) and Cassia Road, is bordered to the north by future Cassia Road, to the west by ECR, to the east by open space that is part of the Villages of La Costa Master Plan, and to the south by deed restricted open space. The existing Villa Loma and future Manzanita Apartment projects are located across ECR on the northwest and southwest corners of Cassia Road.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

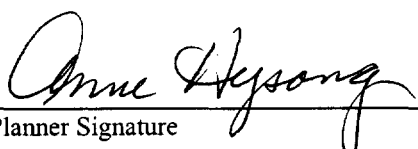
The summary of environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," or "Potentially Significant Impact Unless Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Transportation/Circulation |
| | <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Utilities & Service Systems |

DETERMINATION.

(To be completed by the Lead Agency)

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have "potentially significant impact(s)" on the environment, but at least one potentially significant impact 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. A Negative Declaration is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project. Therefore, nothing further is required.


Planner Signature

6-21-04
Date


Planning Director's Signature

6/21/04
Date

ENVIRONMENTAL IMPACTS

STATE CEQA GUIDELINES, Chapter 3, Article 5, Section 15063 requires that the City conduct an Environmental Impact Assessment to determine if a project may have a significant effect on the environment. The Environmental Impact Assessment appears in the following pages in the form of a checklist. This checklist identifies any physical, biological and human factors that might be impacted by the proposed project and provides the City with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Negative Declaration, or to rely on a previously approved EIR or Negative Declaration.

- A brief explanation is required for all answers except “No Impact” answers that are adequately supported by an information source cited in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved. A “No Impact” answer should be explained when there is no source document to refer to, or it is based on project-specific factors as well as general standards.
- “Less Than Significant Impact” applies where there is supporting evidence that the potential impact is not significantly adverse, and the impact does not exceed adopted general standards and policies.
- “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The developer must agree to the mitigation, and the City must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significantly adverse.
- Based on an “EIA-Part II”, if a proposed project could have a potentially significant adverse effect on the environment, but all potentially significant adverse effects (a) have been analyzed adequately in an earlier EIR or Mitigated Negative Declaration pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, and none of the circumstances requiring a supplement to or supplemental EIR are present and all the mitigation measures required by the prior environmental document have been incorporated into this project, then no additional environmental document is required.
- When “Potentially Significant Impact” is checked the project is not necessarily required to prepare an EIR if the significant adverse effect has been analyzed adequately in an earlier EIR pursuant to applicable standards and the effect will be mitigated, or a “Statement of Overriding Considerations” has been made pursuant to that earlier EIR.
- A Negative Declaration may be prepared if the City perceives no substantial evidence that the project or any of its aspects may cause a significant adverse effect on the environment.
- If there are one or more potentially significant adverse effects, the City may avoid preparing an EIR if there are mitigation measures to clearly reduce adverse impacts to less than significant, and those mitigation measures are agreed to by the developer prior to public review. In this case, the appropriate “Potentially Significant Impact Unless Mitigation Incorporated” may be checked and a Mitigated Negative Declaration may be prepared.

- An EIR must be prepared if “Potentially Significant Impact” is checked, and including but not limited to the following circumstances: (1) the potentially significant adverse effect has not been discussed or mitigated in an earlier EIR pursuant to applicable standards, and the developer does not agree to mitigation measures that reduce the adverse impact to less than significant; (2) a “Statement of Overriding Considerations” for the significant adverse impact has not been made pursuant to an earlier EIR; (3) proposed mitigation measures do not reduce the adverse impact to less than significant; or (4) through the EIA-Part II analysis it is not possible to determine the level of significance for a potentially adverse effect, or determine the effectiveness of a mitigation measure in reducing a potentially significant effect to below a level of significance.

A discussion of potential impacts and the proposed mitigation measures appears at the end of the form under DISCUSSION OF ENVIRONMENTAL EVALUATION. Particular attention should be given to discussing mitigation for impacts, which would otherwise be determined significant.

Issues (and Supporting Information Sources).	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS - Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light and glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
II. AGRICULTURAL RESOURCES - (In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model-1997 prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.) Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
III. AIR QUALITY - (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues (and Supporting Information Sources).	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian, aquatic or wetland habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impact tributary areas that are environmentally sensitive?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources).

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IV. CULTURAL RESOURCES – Would the project:

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| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IV. GEOLOGY AND SOILS - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soils, as defined in Table 18 - 1-B of the Uniform Building Code (1997), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues (and Supporting Information Sources).	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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IV. HAZARDS AND HAZARDOUS MATERIALS -

Would the project:

- | | | | | |
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| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

VIII. HYDROLOGY AND WATER QUALITY - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issues (and Supporting Information Sources).

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with ground water recharge such that there would be a net deficit in aquifer volume or a lowering of the local ground water table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the flow rate or amount (volume) of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Place within 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
k) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Increased erosion (sediment) into receiving surface waters.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources).	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
m) Increased pollutant discharges (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, nutrients, oxygen-demanding substances and trash) into receiving surface waters or other alteration of receiving surface water quality (e.g., temperature, dissolved oxygen or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n) Changes to receiving water quality (marine, fresh or wetland waters) during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o) Increase in any pollutant to an already impaired water body as listed on the Clean Water Act Section 303(d) list?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
p) The exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IX. LANDUSE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. NOISE - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundbourne vibration or groundbourne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources).	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. POPULATION AND HOUSING - Would the project:

a) Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, a need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources).

Potentially
Significant
Impact

Potentially
Significant
Unless
Mitigation
Incorporated

Less Than
Significant
Impact

No
Impact

XIV. RECREATION

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XV. TRANSPORTATION/TRAFFIC - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in insufficient parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turn-outs, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVI. UTILITIES AND SERVICES SYSTEMS - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues (and Supporting Information Sources).	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause the substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XVIII. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following on attached sheets:

- a) Earlier analyses used. Identify earlier analyses and state where they are available for review.

- b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) Mitigation measures. For effects that are "Less Than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

DISCUSSION OF ENVIRONMENTAL EVALUATION

AESTHETICS – Would the project:

a) Have a substantial adverse effect on a scenic vista?

Less than Significant Impact: The proposed project is located on the east side frontage of El Camino Real (ECR) and is subject to the regulations of the Scenic Preservation Overlay Zone, as implemented through the El Camino Real Corridor Development Standards. El Camino Real is identified as a Community Theme Corridor by the City's Scenic Corridor Guidelines. A continuous noise wall is proposed along the ECR frontage to ensure that residents are not exposed to exterior and interior noise levels exceeding the City's standards. The project deviates from ECR Corridor Standards for right-of-way setback and wall location within the setback. The reduced setback from 30 feet to 22 feet and placement of a sound attenuation wall within the reduced setback will not reduce the scenic quality of the ECR corridor. Within the approximately 1,300' between Poinsettia Lane and Cassia Road, the proposed project would occupy only 295'. The remaining 1000' to the south of the proposed development is dedicated open space that cannot be developed due to biological constraints. Therefore, the proposed deviations would not eliminate views to the east along the ECR corridor or result in continuous development too close to the right-of-way. The proposed California Mission architectural style and meandering wall design that consists of split face block with pilasters and cap along with dense landscape screening will maintain and enhance the appearance of the El Camino Real roadway.

AGRICULTURAL RESOURCES

No Impact. The project site is currently occupied by greenhouses that are utilized for floriculture. The property is not identified as prime or non-prime agricultural land and is not restricted by a Williamson Act contract, therefore no impacts to such will occur.

AIR QUALITY—Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The project site is located in the San Diego Air Basin which is a federal and state non-attainment area for ozone (O₃), and a state non-attainment area for particulate matter less than or equal to 10 microns in diameter (PM₁₀). The periodic violations of national Ambient Air Quality Standards (AAQS) in the San Diego Air Basin (SDAB), particularly for ozone in inland foothill areas, requires that a plan be developed outlining the pollution controls that will be undertaken to improve air quality. In San Diego County, this attainment planning process is embodied in the Regional Air Quality Strategies (RAQS) developed jointly by the Air Pollution Control District (APCD) and the San Diego Association of Governments (SANDAG).

A plan to meet the federal standard for ozone was developed in 1994 during the process of updating the 1991 state-mandated plan. This local plan was combined with plans from all other California non-attainment areas having serious ozone problems and used to create the California State Implementation Plan (SIP). The SIP was adopted by the Air Resources Board (ARB) after public hearings on November 9th through 10th in 1994, and was forwarded to the Environmental Protection Agency (EPA) for approval. After considerable analysis and debate, particularly regarding airsheds with the worst smog problems, EPA approved the SIP in mid-1996.

The proposed project relates to the SIP and/or RAQS through the land use and growth assumptions that are incorporated into the air quality planning document. These growth assumptions are based on each city's and the County's general plan. If a proposed project is consistent with its applicable General Plan, then the project presumably has been anticipated with the regional air quality planning process. Such consistency would ensure that the project would not have an adverse regional air quality impact. The proposed General Plan Amendment will increase the density permitted on the site from 5 dwelling units to 56 dwelling units, however, the units are anticipated by the applicable Zone 10 Local Facilities Management Plan and the reallocation of excess dwelling units in Zone 10 to the project site would not have an adverse regional air quality impact.

Section 15125(B) of the State of California Environment Quality Act (CEQA) Guidelines contains specific reference to the need to evaluate any inconsistencies between the proposed project and the applicable air quality management plan. Transportation Control Measures (TCMs) are part of the RAQS. The RAQS and TCM plan set forth the steps needed to accomplish attainment of state and federal ambient air quality standards. The California Air Resources Board provides criteria for determining whether a project conforms with the RAQS which include the following:

- Is a regional air quality plan being implemented in the project area?
- Is the project consistent with the growth assumptions in the regional air quality plan?

The project area is located in the San Diego Air Basin, and as such, is located in an area where a RAQS is being implemented. The project is consistent with the growth assumptions of the City's General Plan and the RAQS. Therefore, the project is consistent with the regional air quality plan and will in no way conflict or obstruct implementation of the regional plan.

- a) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

Less Than Significant Impact. The closest air quality monitoring station to the project site is in the City of Oceanside. Data available for this monitoring site through April, 2002 indicate that the most recent air quality violations recorded were for the state one hour standard for ozone (one day in both 2000 and 2001) and one day in 2001 for the federal 8-hour average for ozone and one day for the 24-hour state standard for suspended particulates in 1996. No violations of any other air quality standards have been recorded recently. The project would involve minimal short-term emissions associated with grading and construction. Such emissions would be minimized through standard construction measures such as the use of properly tuned equipment and watering the site for dust control. Long-term emissions associated with travel to and from the project will be minimal. Although air pollutant emissions would be associated with the project, they would neither result in the violation of any air quality standard (comprising only an incremental contribution to overall air basin quality readings), nor contribute substantially to an existing or projected air quality violation. Any impact is assessed as less than significant.

- b) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

Less Than Significant Impact. The Air Basin is currently in a non-attainment zone for ozone and suspended fine particulates. The proposed project would represent a contribution to a cumulatively considerable potential net increase in emissions throughout the air basin. As described above, however, emissions associated with the proposed project would be minimal. Given the limited emissions potentially associated with the proposed project, air quality would be essentially the same whether or not the proposed project is implemented. According to the CEQA Guidelines Section 15130 (a)(4), the proposed project's contribution to the cumulative impact is considered *de minimus*. Any impact is assessed as less than significant.

- c) **Expose sensitive receptors to substantial pollutant concentrations?**

No Impact. As noted above, the proposed project would not result in substantial pollutant emissions or concentrations. In addition, there are no sensitive receptors (e.g., schools or hospitals) located in the vicinity of the project. No impact is assessed.

- d) **Create objectionable odors affecting a substantial number of people?**

No Impact. The construction of the proposed project could generate fumes from the operation of construction equipment, which may be considered objectionable by some people. Such exposure would be short-term or transient. In addition, the number of people exposed to such transient impacts is not considered substantial.

BIOLOGICAL RESOURCES - Would the project:

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by California Department of Fish and Game or U.S. Fish and Wildlife Service?**
- b) **Have a substantial adverse effect on any riparian, aquatic or wetland habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by California Department of Fish and Game or U.S. Fish and Wildlife Service?**
- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

No Impact (a, b, c, & d) – The project site is previously disturbed and covered with green houses. The site contains no sensitive species, riparian or wetland habitat or wetlands as defined by Section 404 of the Clean Water Act, and is not part of a wildlife corridor.

GEOLOGY/SOILS

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:**
 - i. **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**
 - ii. **Strong seismic ground shaking?**
 - iii. **Seismic-related ground failure, including liquefaction?**
 - iv. **Landslides?**

Less than Significant Impact (a.i. to a.iv.): There are no Alquist-Priolo Earthquake Fault zones within the City of Carlsbad and there is no other evidence of active or potentially active faults within the City. However, there are several active faults throughout Southern California, and these potential earthquakes could affect Carlsbad. The risk from ground shaking is not significant when structures are built pursuant to the Uniform Building Code (earthquake standards).

- b) **Result in substantial soil erosion or the loss of topsoil?**

No Impact: The project's compliance with standards in the City's Excavation and Grading Ordinance that prevent erosion through slope planting and installation of temporary erosion control means will avoid substantial soil erosion impacts.

- c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

No Impact – The geotechnical analysis performed for the site by Vinje & Middleton Engineering, Inc. indicates that the site contains no unstable soil conditions.

- d) **Be located on expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

No Impact – The site contains no expansive soils and is favorable for the proposed development provided the preliminary geotechnical report recommendations are followed.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

No Impact – The project site is an undeveloped infill site abutting El Camino Real. Existing sewer facilities are located near the site and are available and adequate to support future residential land use on the site.

HAZARDS AND HAZARDOUS MATERIALS - Would the project:

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

- b) Create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or environment?

No Impact (a, b, c & d) – The project consists of a multiple family apartment project; therefore, no hazardous materials would be used or generated by the project. The site is not included on a list of hazardous materials sites

- e) For a project within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact (e & f) – The project is located within the McClellan Palomar Airport influence area. The Carlsbad Airport Land Use Plan (CLUP) specifies the areas subject to safety hazards, i.e., the flight activity zone and the crash hazard zone. The development is not located within either of these zones; therefore a significant safety hazard would not result from the development of apartment units.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact – The private residential development does not interfere with the City's emergency response plan or emergency evacuation plan.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Less than Significant Impact – The project, which is surrounded on three sides by native vegetation, is required to comply with City standards requiring fire suppression zones that create buffers between high fuel native species and residential structures. Sixty-foot wide fire suppression zones are proposed between proposed structures and the property line on three sides in accordance with City standards to avoid significant risks involving wildland fires.

HYDROLOGY AND WATER QUALITY - Would the project:

- a) Violate any water quality standards or waste discharge requirements?
- b) Substantially deplete groundwater supplies or interfere substantially with ground water recharge such that there would be a net deficit in aquifer volume or a lowering of the local ground water table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- c) Impacts to groundwater quality?
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?
- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the flow rate or amount (volume) of surface runoff in a manner, which would result in flooding on- or off-site?

- f) **Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**
- g) **Otherwise substantially degrade water quality?**

No Impact (a, b, c, d, e, f & g) – The infill project will rely on an existing public storm drain system and is subject to City standards regarding water quality, drainage and erosion control, including storm water permit (NPDES) requirements and best management practices. The project is conditioned to require a Storm Water Management Plan (SWMP) that will ensure that it is designed and constructed in compliance with the City's NPDES General Permit for Storm Water Discharges Associated with Construction Activity issued by the State Water Resources Control Board and the San Diego NPDES Municipal Storm Water Permit issued to San Diego County and Cities by the California Regional Water Quality Control Board.

In addition, according to the City of Carlsbad Geotechnical Hazards Analysis and Mapping Study, November 1992, the project site is located in an area where development will not have a significant impact to groundwater. Therefore, the project will not violate any water quality standards, deplete groundwater supplies or quality, substantially alter existing drainage patterns, cause substantial erosion or flooding, or significantly impact the capacity of stormwater drainage systems.

- h) **Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood delineation map?**
- i) **Place within 100-year flood hazard area structures, which would impede or redirect flood flows?**

No Impact (h & i) - The project site is not located within a 100-year flood hazard area according to the Flood Insurance Rate Map. Therefore, the proposed development will not result in housing or structures within a 100-year flood hazard area.

- j) **Expose people or structures to a significant risk of loss injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**
- k) **Inundation by seiche, tsunami, or mudflow?**

No Impact (j & k) – According to the City of Carlsbad Geotechnical Hazards Analysis and Mapping Study, November 1992, the project site is not located within any dam failure inundation area, or area subject to inundation by seiche or tsunami. Therefore, the project will not result in exposing people or structures to significant risk from flooding as a result of a dam failure, or from inundation by seiche, tsunami, or mudflow.

- l) **Increased erosion (sediment) into receiving surface waters.**
- m) **Increased pollutant discharges (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, nutrients, oxygen-demanding substances and trash) into receiving surface waters or other alteration of receiving surface water quality (e.g., temperature, dissolved oxygen or turbidity)?**
- n) **Changes to receiving water quality (marine, fresh or wetland waters) during or following construction?**
- o) **Increase in any pollutant to an already impaired water body as listed on the Clean Water Act Section 303(d) list?**
- p) **The exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?**

No Impact (l, m, n, o & p) – The project site is not located adjacent to any body of water. Drainage from the site is subject to the City's drainage and storm water pollution control standards (NPDES and best management practices), which ensure that sediment and pollutants from any development of the site will not discharge into any downstream receiving surface waters. Also, the City's drainage and storm water pollution control standards ensure that development does not reduce water quality of any marine, fresh or wetland waters or groundwater. The project is designed to drain into an existing storm drain, and the project will be conditioned to prepare a Storm Water Management Plan (SWMP) to ensure that City standards are met.

LAND USE AND PLANNING – Would the project:

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

Less than Significant Impact: The project includes a request for a General Plan Amendment and Zone Change to redesignate the property to Residential High (RH) density from its current Residential Low Medium (RLM) density designation and to change the zoning from the Exclusive Agriculture (E-A) Zone to the Residential Density Multiple (RD-M) Zone to allow multiple family units. The maximum density allowed on the 2.6 acre site under the existing RLM designation growth control point (3.2 du/acre) is 5 dwelling units, and the maximum density under the proposed RH growth control point (19 du/acre) is 50 dwelling units. The General Plan Amendment to allow 50 units would require the allocation of 45 units from the City's excess dwelling unit bank. The applicant is requesting 56 units on the property; therefore an 11% density increase to allow 6 units above the 50 units permitted by the RH growth control point is required. The proposed General Plan Amendment to the RH designation and the requested 11% density increase above the RH growth control point require a total allocation of 51 dwelling units from the City's excess dwelling unit bank. The General Plan Amendment to change the land use designation from RLM to RH is in compliance with General Plan/Growth Management policies that establish locational criteria for higher density multiple family uses and conditions necessary to exceed the growth control point. Furthermore, the 100% affordable housing project is in conformance with General Plan policy to allow density increases above the growth control point to enable development of lower-income affordable housing that is compatible with adjacent development, where public facilities are adequate, and in proximity to major roadways, public parks and open space, commercial centers, employment centers, and transit centers. The proposed 56-unit apartment project is compatible with surrounding developments, including the adjacent 157 unit Manzanita Apartments and 325 unit Villa Loma Apartments. Bus service is available on El Camino Real, and the site is located in proximity to existing and future employment centers, future Alta Norte and Zone 19 community parks, and the existing Westbluff Plaza and Plaza Paseo Real commercial shopping centers. Excess units are available in the City's excess dwelling unit bank, and public facilities are adequate as required by the Growth Management Ordinance to exceed the growth control point. The project also qualifies for the allocation of excess dwelling units in accordance with Council Policy 43, which establishes policy for the allocation of excess dwelling units, in that it is a 100% affordable apartment project where a density increase is requested as an incentive to providing affordable housing units.

MINERAL RESOURCES – Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?**
- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

No Impact (a & b) – According to the City of Carlsbad Geotechnical Hazards Analysis and Mapping Study, November 1992, the project site does not contain any mineral resources; therefore, the project will not result in the loss of availability of a known mineral resource or mineral resource recovery site.

NOISE – Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?**

Less than Significant Impact: The project is located within 500 feet of El Camino Real (ECR), a General Plan circulation arterial roadway. The required noise analysis prepared by URS indicates that existing and future noise levels along the ECR roadway would exceed the City's 60 dBA CNEL noise standard without mitigation. Exterior noise levels along the El Camino Real and Cassia Road frontages will range between 64 – 70 dBA CNEL. The apartment project has no requirement for private passive or common active exterior recreational space; therefore, the City's noise standard is not applied to these areas. In an effort to reduce exterior noise levels to the greatest extent possible at locations that would be subject to higher noise levels, the project includes a 6' high noise wall and 44" high plexiglass noise screens that will be affixed to patio/deck railings on the northern exterior patios/decks of

Buildings 1, 2, and 3, and the southern and western exterior patios/decks of Building 1. This will reduce noise levels on patios/decks to below 65 dBA CNEL. The project is subject to the City's 45 dBA interior noise standard, and in accordance with UBC requirements, interior noise levels will not exceed 45 dBA. This will be accomplished through mechanical ventilation and possible building and window acoustical treatments.

POPULATION AND HOUSING – Would the project:

- a) Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact – The project is located on an infill site that is surrounded by existing and/or approved development and served by existing infrastructure.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact (b & c)– The entire project site is currently occupied by greenhouses; therefore, no displacement of houses or people will occur.

PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, a need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:
 - i. Fire protection?
 - ii. Police protection?
 - iii. Schools?
 - iv. Parks?
 - v. Other public facilities?

No Impact (a.i to a.v.) –The project site is located within Local Facilities Management Zone (LFMZ) 10. The provision of public facilities within LFMZ 10, including fire protection, parks, libraries and other public facilities, has been planned to accommodate the projected growth of that area. The 56-unit development will exceed the 5 dwelling units projected by the RLM General Plan designation, however, there are adequate excess dwelling units projected by the City's Zone 10 Local Facilities Management Plan and adequate facility capacity to accommodate the additional dwelling units proposed for the site. Because the project will not exceed the total growth projections anticipated within LFMZ 10, all public facilities will be adequate to serve residential development on the site. Therefore, the project will not result in substantial adverse impacts to or result in the need for additional government facilities.

RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

No Impact (a & b) – As part of the City's Growth Management Program (GMP), a performance standard for parks was adopted. The park performance standard requires that 3 acres of Community Park and Special Use Area per 1,000 population within a park district (quadrant) must be provided.

The project site is located within Park District #4 (Southeast Quadrant). The necessary park acreage to achieve the GMP standard (3 acres/1,000 population) for Park District #4 was based upon the GMP dwelling unit limitation for the Southeast Quadrant.

Although the proposed land use change will result in additional residential units in the SE Quadrant, the GMP dwelling unit limit will not be exceeded. In addition, the Parks and Recreation Element states that the park acreage demand for the SE Quadrant, based on the GMP dwelling unit limit, is 118.81 acres, and the anticipated park acreage to be provided at build-out will be 138.14 acres. Therefore, there will be adequate parkland within the SE Quadrant, and the proposed land use change will not cause additional demand for parkland or expansion of recreational facilities. Because park facilities will be adequate to serve residential development on the site, any increase in use of park facilities generated from future development of the site will not result in substantial physical deterioration of any park facility.

TRANSPORTATION/TRAFFIC—Would the project:

- a) **Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system?**

Less Than Significant Impact: The project will generate 360 Average Daily Trips (ADT) and 32 peak hour trips. This traffic will utilize the following roadways: El Camino Real, Cassia Road, Camino Vida Roble, and Palomar Airport Road. Existing traffic on these arterials are 29,600 El Camino Real, 4,300 Cassia Road, 8,520 Camino Vida Roble, and 51,200 Palomar Airport Road (ADT 2002). The design capacities of the arterial roads effected by the proposed project are: 40,000 or more El Camino Real and Palomar Airport Road, 1200 – 10,000 Cassia Rd., 20,000 Camino Vida Roble in vehicles per day. The project traffic would represent less than 1% of the existing traffic volume and the design capacity. While the increase in traffic from the proposed project may be slightly noticeable, the street system has been designed and sized to accommodate traffic from the project and cumulative development in the City of Carlsbad. The proposed project would not, therefore, cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system. The impacts from the proposed project are, therefore, less than significant.

- b) **Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

Less Than Significant Impact. SANDAG acting as the County Congestion Management Agency has designated three roads (Rancho Santa Fe Rd., El Camino Real and Palomar Airport Rd.) and two highway segments in Carlsbad as part of the regional circulation system. The Existing and Buildout average daily traffic (ADT) and Existing LOS on these designated roads and highways in Carlsbad is:

	<u>Existing ADT*</u>	<u>LOS</u>	<u>Buildout ADT*</u>
Rancho Santa Fe Road	15-32	"A-C"	28-43
El Camino Real	21-50	"A-C"	32-65
Palomar Airport Road	10-52	"A-B"	29-77
SR 78	120	"F"	144
I-5	183-198	"D"	219-249

*The numbers are in thousands of daily trips.

The Congestion Management Program's (CMP) acceptable Level of Service (LOS) standard is "E", or LOS "F" if that was the LOS in the 1990 base year (e.g., SR 78 in Carlsbad was LOS "F" in 1990). Accordingly, all designated roads and highways are currently operating at or better than the acceptable standard LOS.

Note that the buildout ADT projections are based on the full implementation of the region's general and community plans. The proposed project is consistent with the general plan and, therefore, its traffic was used in modeling the buildout projections. Achievement of the CMP acceptable Level of Service (LOS) "E" standard assumes implementation of the adopted CMP strategies. Based on the design capacity(ies) of the designated roads and highways and implementation of the CMP strategies, they will function at acceptable level(s) of service in the short-term and at buildout.

- a) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact. The proposed project does not include any aviation components. The project is consistent with the Comprehensive Land Use Plan for the McClellan-Palomar Airport. It would not, therefore, result in a change of air traffic patterns or result in substantial safety risks. No impact assessed.

- b) **Substantially increase hazards due to a design feature or incompatible uses?**

No Impact. All project circulation improvements will be designed and constructed to City standards; and, therefore, would not result in design hazards. The proposed project is consistent with the City's general plan and zoning. Therefore, it would not increase hazards due to an incompatible use. No impact assessed.

- c) **Result in inadequate emergency access?**

No Impact. The proposed project has been designed to satisfy the emergency requirements of the Fire and Police Departments. No impact assessed.

- d) **Result in inadequate parking capacity?**

No Impact. The proposed project is not requesting a parking variance. Additionally, the project would comply with the City's parking requirements to ensure an adequate parking supply. No impact assessed.

- e) **Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks, etc.)?**

No Impact. (Note whether the project is near public transportation. If not, then state that the project is not served by or not located in an area conducive to public transportation.) (Note bike racks are not necessary for a single-family residential project. Otherwise, condition the project to install bike racks and note here that the project has been so conditioned.)

UTILITIES AND SERVICES SYSTEMS - Would the project:

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**
- b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?**

No Impact (a & b) - The project site is located within Local Facilities Management Zone (LFMZ) 10 which is served by the Encina wastewater treatment facility. Wastewater treatment capacity has been planned to accommodate the projected growth of Zone 10. Because the project will not exceed the total growth projections anticipated within LFMZ 10, wastewater treatment capacity will be adequate to serve residential development on the site. Therefore, the project will not result in substantial adverse impacts to or result in the need for additional wastewater treatment facilities.

- c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**
- e) **Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

No Impact (c, d & e) - All public facilities, including water facilities and drainage facilities, have been planned and designed to accommodate the growth projections for the City at build-out. The proposed residential land use will not result in growth that exceeds the City's growth projections. Therefore, the proposed land use and zone change will

not result in a significant need to expand or construct new water facilities/supplies, wastewater treatment or storm water drainage facilities.

f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

No Impact (f & g) – Existing waste disposal services contracted by the City of Carlsbad are adequate to serve the proposed 56 unit apartment project without exceeding landfill capacities. Future residential development resulting from the proposed land subdivision will be required to comply with all federal, state, and local statutes and regulations related to solid waste.

MANDATORY FINDINGS OF SIGNIFICANCE

a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

No Impact – The project will not degrade the quality of the biological or cultural environment in that no disturbance to biological or cultural resources will occur.

b) **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)**

Less than Significant Impact – San Diego Association of Governments (SANDAG) projects regional growth for the greater San Diego area, and local general plan land use policies are incorporated into SANDAG projections. Based upon those projections, region-wide standards, including storm water quality control, air quality standards, habitat conservation, congestion management standards, etc, are established to reduce the cumulative impacts of development in the region. All of the City's development standards and regulations are consistent with the region-wide standards. The City's standards and regulations, including grading standards, water quality and drainage standards, traffic standards, habitat and cultural resource protection regulations, and public facility standards, ensure that development within the City will not result in a significant cumulatively considerable impact.

There are two regional issues that development within the City of Carlsbad has the potential to have a cumulatively considerable impact on. Those issues are air quality and regional circulation. As discussed above, the proposed land use and zone change will result in future residential development, which would represent a contribution to a cumulatively considerable potential net increase in emissions throughout the air basin. As described above, however, emissions associated with a future residential development would be minimal. Given the limited emissions potentially associated with a residential development of the site, air quality would be essentially the same whether or not the residential development is implemented. Therefore, the impact is assessed as less than significant.

Also, as discussed above, the County Congestion Management Agency (CMA) has designated three roads (Rancho Santa Fe Rd., El Camino Real and Palomar Airport Rd.) and two highway segments in Carlsbad as part of the regional circulation system. The CMA has determined, based on the City's growth projections in the General Plan, that these designated roadways will function at acceptable levels of service in the short-term and at build-out. The project is consistent with the City's growth projections, and therefore, the cumulative impact from the project to the regional circulation system is less than significant.

With regard to any other potential impact associated with the project, City standards and regulations will ensure that future residential development on the site will not result in a significant cumulative considerable impact.

c) **Does the project have environmental effects, which will cause the substantial adverse effects on human beings, either directly or indirectly?**

Less Than Significant Impact – Development of the site will comply with City development standards designed to avoid substantial adverse environmental effects to residents. The project site is located in an area where human beings could be exposed to 64 – 70 dBA CNEL noise levels generated by the roadway. As discussed above, City standards apply to required recreational space. The apartment project has no requirement for private passive or common active exterior recreational space; therefore, the City's noise standard is not applied to these areas. In an effort to reduce exterior noise levels to the greatest extent possible at locations that would be subject to higher noise levels, the project includes a noise wall and 44" high plexiglass noise screens that will be affixed to patio/deck railings on the northern exterior patios/decks of Buildings 1, 2, and 3, and the southern and western exterior patios/decks of Building 1. This will reduce noise levels on patios/decks to below 65 dBA CNEL. The project is subject to the City's 45 dBA interior noise standard, and in accordance with UBC requirements, interior noise levels will not exceed 45 dBA. This will be accomplished through mechanical ventilation and possible building and window acoustical treatments.

EARLIER ANALYSIS USED AND SUPPORTING INFORMATION SOURCES

The following documents were used in the analysis of this project and are on file in the City of Carlsbad Planning Department located at 1635 Faraday Avenue, Carlsbad, California, 92008.

1. Final Master Environmental Impact Report for the City of Carlsbad General Plan Update (MEIR 93-01). City of Carlsbad Planning Department. March 1994.
2. Draft Phase II Environmental Site Assessment prepared by P & D Environmental Services dated October 22, 2002.
3. "Biological Reconnaissance of the Bons Property, Carlsbad, California" prepared by P & D Environmental Services, dated January 15, 2003.
4. Preliminary Geotechnical Investigation prepared by Vinje & Middleton Engineering, Inc., dated August 14, 2003.
5. "Noise Analysis – Carlsbad Family Housing" prepared by URS, dated November 5, 2002.
6. "Stormwater Management Plan – Affirmed Housing Group" prepared by Masson & Associates, Inc., dated October 14, 2002.
7. "Preliminary Drainage Study for Affirmed Housing Group" prepared by Masson & Associates, Inc., dated December 16, 2002.
8. Traffic Analysis prepared by Urban Systems Associates, Inc., dated February 3, 2003

City of Carlsbad

2005-2010 Housing Element

Appendix I

Noticing Material – (Sample flyers and mailing list)

City of Carlsbad

You are Invited to Attend A Housing Commission Meeting To Discuss Important Housing Issues in the Community

WHEN: Thursday, December 9, 2004, at 6:00 P.M.

WHERE: Carlsbad Council Chambers
Carlsbad City Hall
1200 Carlsbad Village Drive

WHY: The City of Carlsbad is preparing to update its General Plan Housing Element. A key part of the update process is public participation. The General Plan is the City's long range planning document and the Housing Element addresses a variety of housing topics, including needs and affordability. The update will evaluate the effectiveness of the current Housing Element, identify current and future housing needs for the community, and present goals, policies, and programs to meet those needs through 2010.

As part of the Housing Commission meeting, the City will conduct the second of three Housing Element public workshops, focusing on housing needs, constraints, and opportunities. Your input is welcome.

If you have any further questions regarding the workshop, please contact Scott Donnell, Associate Planner at (760) 602-4618 or sdonn@ci.carlsbad.ca.us.



City of Carlsbad

The City Council will consider a department report on Carlsbad's *draft* Housing Element

WHEN: Tuesday, June 19, 2007, at 6:00 P.M.

WHERE: Carlsbad Council Chambers
Carlsbad City Hall
1200 Carlsbad Village Drive

WHAT: The City of Carlsbad is updating its General Plan Housing Element. The General Plan is the City's long range planning document. The update evaluates the effectiveness of the current Housing Element, identifies Carlsbad's current and future housing needs, and presents goals, policies, and programs to meet those needs through 2010.

The City Council will consider supporting city staff's plans to submit the draft Housing Element to the state Department of Housing and Community Development for initial review and feedback.

No action to approve the draft Housing Element will occur at this meeting. There will be future public hearings on the Housing Element.

A copy of the draft Housing Element is available at the City's libraries and at the Faraday Center. It is also available on the City's website at <http://www.carlsbadca.gov/pdfdoc.html?pid=528>

If you have any further questions regarding the meeting, please contact Scott Donnell, Senior Planner, at (760) 602-4618 or sdonn@ci.carlsbad.ca.us.



CARLSBAD CHAMBER OF
COMMERCE
504 PRIESTLEY DR
CARLSBAD CA 92009

ABTECH SYSTEMS INC
2728 LOKER AVE WEST
CARLSBAD CA 92008

ACUSHNET GOLF
2819 LOKER AVE EAST
CARLSBAD CA 92008

ADELPHIA COMM
5720 EL CAMINO REAL
CARLSBAD CA 92008

ASTEC POWER INC
5810 VAN ALLEN WAY
CARLSBAD CA 92008

ARMY AND NAVY ACADEMY
2605 CARLSBAD BLVD
CARLSBAD CA 92008

ASHWORTH INC
2765 LOKER AVE WEST
CARLSBAD CA 92008

BECKMAN COULTER
2470 FARADAY AVE
CARLSBAD CA 92008

ASYMTEK
2762 LOKER AVE WEST
CARLSBAD CA 92008

BARRATT AMERICAN
5950 PRIESTLEY DR
CARLSBAD CA 92008

BRIGHTON GARDENS CBAD
3140 EL CAMINO REAL
CARLSBAD CA 92008

BOB BAKER CHRYLSEER-VW
5500 PASEO DEL NORTE
CARLSBAD CA 92008

BOB BAKER JEEP/MITSU/SUB
5555 CAR COUNTRY DR
CARLSBAD CA 92008

CABRILLO POWER
4600 CARLSBAD BLVD
CARLSBAD CA 92008

CPS PRINTING
2304 FARADAY AVE
CARLSBAD CA 92008

CRM LEARNING
2215 FARADAY AVE
CARLSBAD CA 92008

CANCERVAX CORP
2110 RUTHERFORD RD
CARLSBAD CA 92008

CALLAYWAY GOLF
2180 RUTHERFORD RD
CARLSBAD CA 92008

CAMP DRESSER & MCKEE
1925 PALOMAR OAKS WAY #300
CARLSBAD CA 92008-6526

CARLSBAD POST OFFICE
2772 ROOSEVELT ST
CARLSBAD CA 92008

CARLSBAD BY THE SEA
2855 CARLSBAD BLVD
CARLSBAD CA 92008

CARLSBAD INN BEACH RESORT
3075 CARLSBAD BLVD
CARLSBAD CA 92008

COLDWELL BANKER
RESIDENTIAL BROKERAGE
7020 AVENIDA ENCINAS
CARLSBAD CA 92009

CARLSBAD SEAPOINTE
6400 SURFSIDE LANE
CARLSBAD CA 92008

CARLSBAD VOLVO
6830 AVENIDA ENCINAS
CARLSBAD CA 92009

FED EX EXPRESS
2495 FARADAY AVE
CARLSBAD CA 92008

CONVERA
1808 ASTON AVE
CARLSBAD CA 92008

COSTCO WHOLESALE
951 PALOMAR AIRPORT ROAD
CARLSBAD CA 92008

GRAHAM WEBB INTL
5823 NEWTON DR
CARLSBAD CA 92008

HILTON GARDEN INN
6450 CARLSBAD BLVD
CARLSBAD CA 92009

DOT HILL SYSTEMS CORP
2200 FARADAY AVE STE 100
CARLSBAD, CA 92008

EST INC
5803 NEWTON DR #A
CARLSBAD, CA 92008

RESPIRONICS, INC
2271 COSMOS CT
CARLSBAD CA 92008

FINANCIAL PROFILES INC
5421 AVENIDA ENCINAS #A
CARLSBAD CA 92008

FOUR SEASONS RESORT AVIARA
7100 FOUR SEASONS POINT
CARLSBAD CA 92009

PROVIDENCE SYSTEMS INC
6349 PALOMAR OAKS CT
CARLSBAD CA 92009

GIA
5345 ARMADA DR
CARLSBAD CA 92008

GLEN VIEW ASSISTED LIVING
1950 CALLE BARCELONA
CARLSBAD CA 92009

NO FEAR
2251 FARADAY AVE
CARLSBAD CA 92008

GRAND PACIFIC RESORTS LP
5900 PASTEUR CT #200
CARLSBAD CA 92008

GRAPHIC CONVERTING
5909 SEA OTTER PL
CARLSBAD CA 92008

MELLES GRIOT INC
2051 PALOMAR AIRPORT RD
#200
CARLSBAD CA 92009

HOEHN HONDA
5454 PASEO DEL NORTE
CARLSBAD CA 92008

HOEHN MOTORS
5475 CAR COUNTRY DR
CARLSBAD CA 92008

THE IMMUNE RESPONSE CORP
5935 DARWIN CT
CARLSBAD CA 92008

INTERIOR SPECIALISTS
1630 FARADAY AVE
CARLSBAD CA 92008

INVITROGEN
1600 FARADAY AVE
CARLSBAD CA 92008

IPITEK
2330 FARADAY AVE
CARLSBAD CA 92008

ISIS PHARMACEUTICALS
2292 FARADAY AVE
CARLSBAD CA 92008

JAZZERCISE INC
2460 IMPALA DR
CARLSBAD CA 92008

JC PENNEY CO INC
2555 EL CAMINO REAL
CARLSBAD CA 92008

JM DIGITAL WORKS
2460 IMPALA DR
CARLSBAD CA 92008

JENNY CRAIG, INC
5770 FLEET ST
CARLSBAD CA 92009

KING'S FISH HOUSE
5625 PASEO DEL NORTE
CARLSBAD CA 92008

LA COSTA GLEN CBAD
1940 LEVANTE ST
CARLSBAD CA 92009

LA COSTA RESORT & SPA
2100 COSTA DEL MAR RD
CARLSBAD CA 92009

LAS VILLAS DE CARLSBAD
1088 LAGUNA DR
CARLSBAD CA 92008

LEGOLAND CAL
ONE LEGOLAND DR
CARLSBAD CA 92008

LEXUS CARLSBAD
5444 PASEO DEL NORTE
CARLSBAD CA 92009

LIFE MEDICAL PHARMACY
1930 KELLOGG AVE
CARLSBAD CA 92009

SEASILVER USA
2385 CAMINO VIDA ROBLE
PO BOX 139002 CB 92013
CARLSBAD CA 92009

LITHOGRAPHIX
6200 YARROW DR
CARLSBAD CA 92009

MV TECH SALES LLC
1969 KELLOG AVE
CARLSBAD CA 92008

STANDARD PACIFIC HOMES -
SAN DIEGO
5750 FLLEET ST #200
CARLSBAD CA 92008

MIRCOPROBE INC
2281 LAS PALMAS DR
CARLSBAD CA 92009

MOCRO STAR SOFTWARE
2245 CAMINO VIDA ROBLE
#100
CARLSBAD CA 92009

THE 3E COMPANY
1905 ASTON AVE #100
CARLSBAD CA 92008

MODERN POSTCARD
1675 FARADAY AVE
CARLSBAD CA 92008

NTN COMMUNICATIONS
BUZZTIME/LEARNSTAR
5966 LA PLACE CT #100
CARLSBAD CA 92008

TOYOTA CARLSBAD
5424 PASEO DEL NORTE
CARLSBAD CA 92008-4496

ONTOGEN CORP
6451 EL CAMINO REAL
CARLSBAD CA 92009

PROCOPIO CORY HARGREAVES
& SAVITCH LLP
1917 PALOMAR OAKS WAY #300
CARLSBAD CA 92008

UPPER DECK
5909 SEA OTTER PL
CARLSBAD CA 92008

SMAC
5807 VAN ALLEN WAY
CARLSBAD CA 92008

SAN DIEGO UNION TRIBUNE
5130 AVENIDA ENCINAS
CARLSBAD CA 92008

WASTE MANAGEMENT OF
NORTH COUNTY
5960 EL CAMINO REAL
CARLSBAD CA 92018-0947

ROCK STAR OF SAN DIEGO
2200 FARADAY AVE STE 200
CARLSBAD CA 92008

RYLAND HOMES
5740 FLEET ST #200
CARLSBAD CA 92008-4704

JOSH GATES
MCMILLIN HOMES
2750 WOMBLE ROAD
SAN DIEGO, CA 92106

NORTH COUNTY TIMES
1722 S COAST HWY
OCEANSIDE CA 92054

SAMMY STUDIOS
6215 EL CAMINO REAL
CARLSBAD CA 92008

BROOKFIELD HOMES
12865 POINT DEL MAR
STE 200
DEL MAR CA 92014

SENDx MEDICAL INC
1945 PALOMAR OAKS WAY
CARLSBAD CA 92009

SCHUMACHER
1969 PALOMAR OAKS WAY
CARLSBAD CA 92009

PULTE HOMES
4141 JUTLAND DR #200
SAN DIEGO, CA 92117

TAYLOR MADE-ADIDAS GOLF
5545 FERMI CT
CARLSBAD CA 92008

SIERRA WIRELESS
2290 COSMOS CT
CARLSBAD CA 92009

WELLS FARGO BANK
5540 FERMI CT #200
CARLSBAD CA 92008

24-HOUR FITNESS USA
5964 LA PLACE CT
CARLSBAD CA 92008

SYNTRON BIORESEARCH INC
2774 LOKER AVE WEST
CARLSBAD CA 92008

VIASAT INC
6155 EL CAMINO REAL
CARLSBAD CA 92009

DAVIDSON BUILDERS
1302 CAMINO DEL MAR
DEL MAR CA 92014

K HOVNANIAN
2495 Campus Dr
Irvine CA 92612

WESELOH CHEVROLET
5335 PASEO DEL NORTE
CARLSBAD CA 92008-4339

ZIMMER DENTAL
1900 ASTON AVE
CARLSBAD CA 92008

GREYSTONE HOMES
1525 FARADAY, SUITE 300
CARLSBAD, CA 92008

THE COAST NEWS
P.O. BOX 232550
ENCINITAS, CA 92023-2550

JOHN LAING HOMES
895 DOVE ST SUITE 200
NEWPORT BEACH CA 92660

SHEA HOMES
10721 TREEANA STREET
SUITE 200
SAN DIEGO, CA 92131

LENNAR COMMUNITIES
SAN DIEGO
5780 FLEET ST #320
CARLSBAD CA 92008

WARMINGTON HOMES
701 PALOMAR AIRPORT RD
CARLSBAD CA 92009

HALLMARK COMMUNITES
10675 SORRENTO VALLEY RD
STE 200
SAN DIEGO CA 92121

HOFMAN PLANNING ASSOC
SUITE 150
5900 PASTEUR CT
CARLSBAD CA 92008

ANASTASI CONSTRUCTION
1200 AVIATION BLVD
REDONDA BEACH CA 90278

ROBERT C. LADWIG
PRESIDENT
LADWIG DESIGN GROUP INC
2234 FARADAY AVENUE
CARLSBAD. CA 92008

PLANNING SYSTEMS
SUITE 100
1530 FARADAY AV
CARLSBAD CA 92008

JACK HENTHORN & ASSOC
SUITE D
5375 AVENIDA ENCINAS
CARLSBAD CA 92008

MICHAEL WILLIAMS
C/O SEMPRA ENERGY
8335 CENTURY PARK CT CP11D
SAN DIEGO, CA 92123

MEL VERNON
4010 LOMA ALTA DR
SAN DIEGO CA 92115

MIKE HOWES
HOWES WEILER & ASSOC
STE 202
5927 BALFOUR CT
CARLSBAD CA 92008

CARLSBAD UNIFIED SCHL DIST
6095 EL CAMINO REAL
CARLSBAD CA 92009

ENCINITAS UNON ELEM SCHL DIST
101 SOUTH RANCO SANTA FE RD
ENCINITAS CA 92024

SAN DIEGUITO UNION SCHL DIST
710 ENCINITAS BLVD
ENCINITAS CA 92024

SAN MARCOS UNIFIED SCHL DIST
215 MATA WAY
SAN MARCOS CA 92069

SUSAN BALDWIN
SANDAG
401 B STREET STE 800
SAN DIEGO CA 92101

COMMANDING GENERAL
ATTN: CPLO
MCAS MIRAMAR
PO BOX 452000
SAN DIEGO, CA 92145

COMMANDING GENERAL
ATTN: CPLO
BOX 555010
CAMP PENDLETON, CA 92055

HOUSING DEPARTMENT
CITY OF OCEANSIDE
300 N COAST HWY
OCEANSIDE CA 92054

HOUSING DEPARTMENT
CITY OF VISTA
600 EUCALYPTUS AVE
VISTA CA 92084

HOUSING DEPARTMENT
COUNTY OF SAN DIEGO
3989 RUFFIN ROAD
SAN DIEGO CA 92123

HOUSING DEPARTMENT
CITY OF ENCINITAS
505 S VULCAN
ENCINITAS CA 92024

*PLANNING COMMISSION
FOLLOWS*

JULIE BAKER

MICHAEL CARDOSA

MARTY MONTGOMERY


BILL DOMINGUEZ

FARRAH DOUGLAS

JEFF SEGALL

FRANK WHITTON

CARLSBAD MUNI WATER DIST
1635 FARADAY AVE
CARLSBAD CA 92008

OLIVENHAIN MUNI WATER DIST
1966 OLIVENHAIN RD
ENCINITAS CA 92024

VALLECITOS WATER DIST
201 VALLECITOS DE ORO
SAN MARCOS CA 92069

LEUCADIA WASTEWTR DIST
1960 LA COSTA AVE
CARLSBAD CA 92009

LEUCADIA WASTEWTR DIST
1960 LA COSTA AVE
CARLSBAD CA 92009

MELLANO & CO
PO BOX 100
SAN LUIS REY CA 92068

PARKWAY NURSERY
5050 EL CAMINO REAL
CARLSBAD CA 92008

CARLSBAD STRAWBERRY CO
1205 AVIARA PARKWAY
CARLSBAD CA 92009


LA GRANDE FARMS
PO BOX 728
CARLSBAD CA 92008

FRANCISCO VALDIVIA
3901 LINMAR LN
CARLSBAD CA 92008

2500 Navarra
Granite Community Mgmt
5142 Avenida Encinas
Carlsbad CA 92008

Alga Hills
Executive Community Mgmt
9610 Waples ST
San Diego CA 92121

Avlara Master Association
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

Alta Mira
Premier Property Mangement
D-1
326 Carlsbad Village Dr.
Carlsbad CA 92008

Avlara Seven
Preferred Property Mgrs
B
8863 Complex Dr.
San Diego CA 92123

Barrington Place Village
Eugene Burger Mgmt Corp
D
5651 Palmer Way
Carlsbad CA 92008

Arroyo Villas
Cal West Management
108
519 Encinitas Blvd
Encinitas CA 92024

Bella Lago
Association Mgmt Group
A
2131 Las Palmas
Carlsbad CA 92009

Avlara Point @ Avaira
Granite Community Mgmt
5142 Avenida Encinas
Carlsbad CA 92008

Avlara Premier
Walters Management Co.
300
9665 Chesapeake Dr.
San Diego CA 92123

Bridgeview
Cal West Management
108
519 Encinitas Blvd
Encinitas CA 92024

Avocet @ Avlara
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

Azure Cove @ Avlara
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

Bristol Cove Condo Assoc.
Transcontinental Mgmt
111
3355 Mission Ave
Oceanside CA 92054

Bayshore
GRG Management Co
200
3088 Pio Pico Dr.
Carlsbad CA 92008

Bel Azure
Transcontinental Mgmt
111
3355 Mission Ave.
Oceanside CA 92054

Buena Woods and II
GRG Management Co
200
3088 Pio Pico Dr.
Carlsbad CA 92008

Blue Lagoon
Granite Community Mgmt
5142 Avenida Encinas
Carlsbad CA 92008

Brentwood Heights
339 N. Willowspring Dr.
Encinitas CA 92024

Cantamar
Mauzy Management Inc
41870 Kalmia St STE 120
Murrieta CA 92562

Brindisi @ Avlara
N. N. Jaeschke, Inc
9610 Waples St.
San Diego CA 92121

Bristol Anchorage
Granite Community Mgmt
5142 Avenida Encinas
Carlsbad CA 92008

Camino Hills
CHAMPS/The Kelly Group
5731 Palmer Way
Carlsbad CA 92008

Bristol Cove Master
CHAMPS/The Kelly Group
5731 Palmer Way
Carlsbad CA 92008

Carina @ Avlara
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

Carlsbad Beach Estates
Merit Group
P. O. Box 4177
Carlsbad CA 92018

Calavera Hills Master
Curtis Management
M
4059 Oceanside Blvd.
Oceanside CA 92057

Carlsbad Parkside
GRG Management Co
200
3088 Pio Pico Dr.
Carlsbad CA 92008

Carlsbad Surfside Villas
Full Circle Management
P. O. Box 4669
Oceanside CA 92052

Cantata I @ Avlara
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

Cantata II @ Aviara
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

Eagle Cannon @ Evans Pl
N. N. Jaeschke, Inc
9610 Waples St.
San Diego CA 92121

Shelley Hayes Caron
P O Box 1502
Carlsbad CA 92008

Carlsbad Beach Villas
Pilot Property Mgmt
101A
2146 Encinitas Blvd.
Encinitas CA 92024

Vlagglo @ Aviara
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

Sunset Place
Lindsay Management
2A
7720 El Camino Real
Carlsbad CA 92009

Carlsbad Meadows
Cal West Management
108
519 Encinitas Blvd
Encinitas CA 92024

Tu Casa
CHAMPS/The Kelly Group
5731 Palmer Way
Carlsbad CA 92008

Silverwood
4-Point Management
937 S. Coast Highway
Encinitas CA 92023

Carlsbad Shorepointe
GRG Management Co
200
3088 Plo Pico Dr.
Carlsbad CA 92008

Tres Verde
Cal West Management
108
519 Encinitas Blvd
Encinitas CA 92024

Tiffany Place
Lindsay Management
2A
7720 El Camino Real
Carlsbad CA 92009

Casa Del Rey
Cal West Management
108
519 Encinitas Blvd
Encinitas CA 92024

Casa Laguna Maintenance Co.
Merit Group
P. O. Box 4177
Carlsbad CA 92018

Casa Loma Townhomes
Property Mgmt Consultants
208
330 Rancheros Dr.
San Marcos CA 92069

Casitas DeLaCosta
CHAMPS/The Kelly Group
5731 Palmer Way
Carlsbad CA 92008

Centella Meadows
Transcontinental Mgmt
111
3355 Mission Ave
Oceanside CA 92054

Cherry Tree Walk
GRG Management Co
200
3088 Plo Pico Dr.
Carlsbad CA 92008

Chinquapin Terrace
Associated Professional Ser.
7007 Mission Gorge
San Diego CA 92160

Colina De La Costa
Lindsay Management
2A
7720 El Camino Real
Carlsbad CA 92009

Colony at Calavera Hills
GRG Management Co
200
3088 Plo Pico Dr.
Carlsbad CA 92008

Costa Del Sol
Pilot Property Mgmt
101A
2146 Encinitas Blvd.
Encinitas CA 92024

Costa Palmas
6643 Sillio Palmas
Carlsbad CA 92009

Costa Verde
Cal West Management
108
519 Encinitas Blvd
Encinitas CA 92024

Cove Point
Lindsay Management
2A
7720 El Camino Real
Carlsbad CA 92009

La Costa View
Premier Property Mangement
D-1
325 Carlsbad Village Dr.
Carlsbad CA 92008

Cristalla
N. N. Jaeschke, Inc
9610 Waples St.
San Diego CA 92121

Cal Cove
GRG Management Co
200
3088 Plo Pico Dr.
Carlsbad CA 92008

Cal West Management & SALES
2185 Faraday Ave Ste 140
Carlsbad CA 92008

Encantada
Lindsay Management
2A
7720 El Camino Real
Carlsbad CA 92009

Evans Point
Lindsay Management
2A
7720 El Camino Real
Carlsbad CA 92009

Golfcrest
Pilot Property Mgmt
101A
2146 Encinitas Blvd.
Encinitas CA 92024

Harbor Point
Transcontinental Mgmt
111
3355 Mission Ave
Oceanside CA 92054

Isla Mar @ Avilara
GRG Management Co
200
3088 Plo Pico Dr.
Carlsbad CA 92008

La Brisas
John Forester
1195 Miramar Dr.
Vista CA 92083

La Costa De Marbella
Lindsay Management
2A
7720 El Camino Real
Carlsbad CA 92009

Tramonto
Equity Management
42430 Winchester Rd.
Temecula CA 92590

Tiburon Carlsbad
GRG Management Co
200
3088 Plo Pico Dr.
Carlsbad CA 92008

Telescope Point
Lindsay Management
2A
7720 El Camino Real
Carlsbad CA 92009

Varack Shores
GRG Management Co
200
3088 Plo Pico Dr.
Carlsbad CA 92008

Fairways South
4-Point Management
937 S. Coast Highway
Encinitas CA 92023

Granada Villas
GRG Management Co
200
3088 Plo Pico Dr.
Carlsbad CA 92008

Hescon Heights
Transcontinental Mgmt
111
3355 Mission Ave
Oceanside CA 92054

Jerez Villas
GRG Management Co
200
3088 Plo Pico Dr.
Carlsbad CA 92008

La Costa Casa Grande
Premier Property Mangement
D-1
325 Carlsbad Village Dr.
Carlsbad CA 92008

La Costa Fairview
Ranch & Sea Management
202
6965 El Camino Real
Carlsbad CA 92009

La Costa Meadowridge
Association Mgmt Group
A
2131 Las Palmas
Carlsbad CA 92009

La Costa Pacific Villas
Cal West Management
108
519 Encinitas Blvd
Encinitas CA 92024

La Costa Valley
N. N. Jaeschke, Inc
9610 Waples St
San Diego CA 92121

Laguna De Los Patos
Lindsay Management
2A
7720 El Camino Real
Carlsbad CA 92009

Fourth La Costa
Transcontinental Mgmt
111
3355 Mission Ave
Oceanside CA 92054

Hacienda Calla
Eugene Burger Mgmt Corp
D
5651 Palmer Way
Carlsbad CA 92008

Hillgate
GRG Management Co
200
3088 Plo Pico Dr.
Carlsbad CA 92008

Platinum Point Estates
Lawrence & Assoc.
911 Hacienda Dr.
Vista CA 92083

La Costa Cay
Cal West Management
108
519 Encinitas Blvd
Encinitas CA 92024

La Costa Fairways
Cal West Management
108
519 Encinitas Blvd
Encinitas CA 92024

La Costa Meadows
Eugene Burger Mgmt Corp
D
5651 Palmer Way
Carlsbad CA 92008

La Costa Real
Cal West Management & Sales
2185 Faraday Ave STE 140
Carlsbad CA 92008

La Costa Vieja
Associated Professional Ser.
7007 Mission Gorge
San Diego CA 92120

Laguna Terrace
Granite Community Mgmt
5142 Avenida Encinas
Carlsbad CA 92008

Las Casitas Terraza
Association Mgmt Group
A
2 Las Palmas
Carlsbad CA 92009

Majorca West
4 Points Management Agcy
P. O. Box 230490
Encinitas CA 92023

Mar Fiore III @ Aviara
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

Mariners Point
Granite Community Mgmt
5142 Avenida Encinas
Carlsbad CA 92008

Second La Costa
CHAMPS/The Kelly Group
5731 Palmer Way
Carlsbad CA 92008

Ocean Villas
2490 Ocean St.
Carlsbad CA 92008

Pacific Bluff Townhomes
Premier Property Mangement
D-1
325 Carlsbad Village Dr.
Carlsbad CA 92008

Pacific View Estates
Cannon Management
C200
2900 Adams St.
Riverside CA 92504

Pavona @ Aviara
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

mar
Transcontinental Mgmt
111
3355 Mission Ave
Oceanside CA 92054

Las Playas
GRG Management Co
200
3088 Pio Pico Dr.
Carlsbad CA 92008

Mar Fiore I @ Aviara
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

Marbrisa
GRG Management Co
200
3088 Pio Pico Dr.
Carlsbad CA 92008

Meadow View Townhomes
Property Mgmt Consultants
463
11770 Bernardo Plaza Ct.
San Diego CA 92128

Mehr Villas
Ranch & Sea Management
202
6965 El Camino Real
Carlsbad CA 92009

Olive Point
Full Circle Management
P. O. Box 4699
Oceanside CA 92052

Pacific Estates
Cannon Management
C200
2900 Adams St.
Riverside CA 92504

Palisades Point
Eugene Burger Mgmt Corp
D
5651 Palmer Way
Carlsbad CA 92008

Park-Juniper
Full Circle Management
P. O. Box 4669
Oceanside CA 92052

Pavoreal
GRG Management Co
200
3088 Pio Pico Dr.
Carlsbad CA 92008

Luciernaga Townhomes
Property Mgmt Consultants
208
330 Rancheros Dr.
San Marcos CA 92069

Mar Fiore II @ Aviara
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

Marea @ Aviara
Preferred Property Mgrs
B
8963 Complex Dr.
San Diego CA 92123

Meadow Villas
Ranch & Sea Management
202
6965 El Camino Real
Carlsbad CA 92009

Navarra Gardens
Cal West Management
2185 Faraday Ave STE 140
Carlsbad CA 92008

On The Park
GRG Management Co
200
3088 Pio Pico Dr.
Carlsbad CA 92008

Pacific Pointe at Carlsbad
Property Mgmt Consultants
208
330 Rancheros Dr.
San Marcos CA 92069

Palisades View
2208 Harmony Grove Rd.
Escondido CA 92029

Tara Ltd.
Stewart Property Mgmt.
1991 Village Parkway
Encinitas CA 92023

Shores @ Carlsbad
Pilot Property Mgmt
101A
2146 Encinitas Blvd.
Encinitas CA 92024

Poinsettia Cove
Granite Community Mgmt
5142 Avenida Encinas
Carlsbad CA 92008

Poinsettia Cove
Walters Management Co.
9665 Chesapeake Dr.
San Diego CA 92123

Poinsettia Heights
Executive Community Mgmt
224
6725 Mesa Ridge Rd.
San Diego CA 92121

Ponderosa Country
CHAMPS/The Kelly Group
5731 Palmer Way
Carlsbad CA 92008

Promenade @ La Costa
Transcontinental Mgmt
111
3355 Mission Ave
Oceanside CA 92054

Ranch at Carlsbad
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

Rancho Carlsbad
CHAMPS/The Kelly Group
5731 Palmer Way
Carlsbad CA 92008

Rancho Carrillo
Pilot Property Mgmt
101A
2146 Encinitas Blvd.
Encinitas CA 92024

Third La Costa
Transcontinental Mgmt
111
3355 Mission Ave
Oceanside CA 92054

Rancho Ponderosa
Curtis Management
M
4059 Oceanside Blvd.
Oceanside CA 92057

Trevira @ Avlara
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

Roundtree
7509 Gibraltar
Carlsbad CA 92009

Tamarack Point Townhomes
HOA
P. O. Box 618
VISTA CA 92085

Saddle Ridge
543 Encinitas Blvd Ste 111
Encinitas CA 92024

Saltire at Carlsbad
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

San Pacifico
Walters Management Co.
300
9665 Chesapeake Dr.
San Diego CA 92123

San Pacifico Area A
Granite Community Mgmt
5142 Avenida Encinas
Carlsbad CA 92008

Sand Trap Villas
4-Point Management
937 S. Coast Highway
Encinitas CA 92023

Sanderling @ Aaviara
McKibbin & Co
P. O. Box 26069
San Diego CA 92123

Sandpiper I @ Avlara
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

Sandpiper II @ Avlara
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

Sandpiper III @ Avlara
McKibbin & Co
P. O. Box 26069
San Diego CA 92196

Santa Fe Sonata
N. N. Jaeschke, Inc
9610 Waples St.
San Diego CA 92121

Santa Fe Trails
Association Mgmt Group
A
2131 Las Palmas
Carlsbad CA 92009

Vladana
Association Mgmt Group
A
2131 Las Palmas
Carlsbad CA 92009

Sea Cliff
Curtis Management
M
4059 Oceanside Blvd.
Oceanside CA 92057

Seabright Carlsbad
GRG Management Co
200
3088 Pio Pico Dr.
Carlsbad CA 92008

Seaside Villas
Ranch & Sea Management
202
6965 El Camino Real
Carlsbad CA 92009

Seaside Estates
Associated Professional Ser.
7007 Mission Gorge
San Diego CA 92160

Seaside Heights
Executive Community Mgmt
9610 Waples ST
San Diego CA 92121

Seaview Condos
CHAMPS/The Kelly Group
5721 Palmer Way
Carlsbad CA 92008

Terraces @ Sunny Creek
N. N. Jaeschke, Inc
9610 Waples St.
San Diego CA 92121

Villa Romeria
Pilot Property Mgmt
101A
2146 Encinitas Blvd.
Encinitas CA 92024

Shorepoint
GRG Management Co
200
3088 Plo Pico Dr.
Carlsbad CA 92008

Villa La Costa
Cal West Management
108
519 Encinitas Blvd
Encinitas CA 92024

Villas of Calavera Hills
Lindsay Management
2A
7720 El Camino Real
Carlsbad CA 92009

Snug Harbor Villas
Thompson & Assoc
P. O. Box 1118
San Marcos CA 92079

Villagio
Cannon Management
C200
2900 Adams St.
Riverside CA 92504

Marion Monroy
749 Magnolia Ave #13
Carlsbad CA 92008

Spyglass Point 8
Ranch & Sea Management
202
6965 El Camino Real
Carlsbad CA 92009

Vista Pacifica
GRG Management Co
200
3088 Plo Pico Dr.
Carlsbad CA 92008

VP/LP Master
GRG Management Co
200
3088 Plo Pico Dr.
Carlsbad CA 92008

Tamarack Point Master
GRG Management Co
200
3088 Plo Pico Dr.
Carlsbad CA 92008

Windsong Cove
Executive Community Mgmt
9610 Waples ST
San Diego CA 92121

Vistamar @ San Pacifico
Walters Management Co.
300
9665 Cheaspeake Dr.
San Diego CA 92123

Tamarack Shores II
Transcontinental Mgmt
111
3355 Mission Ave
Oceanside CA 92054

Vista San Malo
GRG Management Co
200
3088 Plo Pico Dr.
Carlsbad CA 92008

Mary Ann
2326 Bryon Place
Carlsbad CA 92008

Socorro Anderson
P O Box 1353
Carlsbad CA 92018

Gary Duerst
155 Juniper Ave
Carlsbad CA 92008

ARC
CAROLE BOWEN
1221 RIDGE RD
V A CA 92083

BARRIO ASSOCIATION
OFELIA ESCOBEDO
1611 JAMES DRIVE
CARLSBAD CA 92008

NO COAST CNTY MENTAL HEALTH
ATTN CARLSBAD CARE CREW
1701 MISSION AVE SUITE A
OCEANSIDE CA 92054

EXECUTIVE DIRECTOR
NO. CO. SOLUTIONS FOR CHANGE
890 EAST VISTA WAY
VISTA CA 92084

KAREN EVANS
7206 COLUMBINE DRIVE
CARLSBAD CA 92009

PILGRIM UNITED CHURCH
REV JERALD STINSON
2020 CHESTNUT AVE
CARLSBAD CA 92008

SD SERVICE CTR FOR THE BLIND
KIM Z GIBBENS
5922 EL CAJON BLVD
SAN DIEGO CA 92115

CARING RESIDENTS OF CARLSBAD
PO BOX 2194
CARLSBAD CA 92018

SD REGNL CNTR DEVELOP DISABLED
DAN CLARK DIRECTOR
4355 RUFFIN ROAD
SAN DIEGO CA 92123

COMMUNITY HOUSINGWORKS
ATTN DIRECTOR
4305 UNIVERSITY AVE SUITE 550
SAN DIEGO CA 92105

DIANE NYGARD
5020 NIGHTHAWK WAY
OCEANSIDE CA 92056

KAREN DIENER
4784 BEACHWOOD COURT
CARLSBAD CA 92008

MAAC PROJECT
COMMUNITY DEVELOPMT MANAGER
22 WEST 35TH STREET SUITE 200
NATIONAL CITY CA 91950-4413

MAAC PROJECT
KELLY LUPRO
1307 LAUREL TREE LANE
CARLSBAD CA 92009

HABITAT FOR HUMANITY
KRISTIN BORER
1046 LITTLE GOPHER CANYON RD
VISTA CA 92084

NO COUNTY HEALTH SERVICES
MICHELLE DAVIS
150 VALPREDA ROAD
SAN MARCOS CA 92069

TONYA DANIELLY
IVEY RANCH
110 RANCHO DEL ORO DRIVE
OCEANSIDE CA 92057

CASA ST. PATRICK COMM SVC CNTR
3256 MADISON STREET
CARLSBAD CA 92008

SUSAN WINGATE
3107 SERRANO DRIVE
CARLSBAD CA 92009

SD FRIENDS OF LEGAL AID
CATHERINE RODMAN
303 A STREET STE 310
SAN DIEGO CA 92101

EXECUTIVE DIRECTOR
ACORN HOUSING
3554 UNIVERSITY AVE
SAN DIEGO CA 92104

GREEN OAK RANCH
1237 GREEN OAK ROAD
VISTA CA 92081

COMMUNITY RESOURCE CENTER
EXECUTIVE DIRECTOR
650 SECOND STREET
ENCINITAS CA 92024

CATHOLIC CHARITIES
EDDIE PRECIADO
349 CEDAR STREET
SAN DIEGO CA 92101

BROTHER BENNO FOUNDATION
EXECUTIVE DIRECTOR
3260 PRODUCTION AVE
OCEANSIDE CA 92049

WOMEN'S RESOURCE CENTER
EXECUTIVE DIRECTOR
1963 APPLE ST
OCEANSIDE CA 92054

CALIFORNIA RURAL LEGAL ASST
215 S COAST HWY STE 201
OCEANSIDE CA 92054

K ANAS CLUB OF CARLSBAD
ATTN PRESIDENT
PO BOX 711
CARLSBAD CA 92018-0711

NORTH COUNTY LIFELINE
EXECUTIVE DIRECTOR
200 MICHIGAN AVENUE
VISTA CA 92084

EXECUTIVE DIRECTOR
NO CO COMMUNITY SERVICES
1557 GRAND AVE SUITE C
SAN MARCOS CA 92078

ATTN JUDY STRANG
SAN DIEGUITO ALLIANCE
PO BOX 2448
L MAR CA 92014

ROTARY CLUB OF CARLSBAD
ATTN PRESIDENT
PO BOX 34
CARLSBAD CA 92018-0034

CARLSBAD LIONS CLUB
ATTN PRESIDENT
3342 BAGO COURT
CARLSBAD CA 92009

SAN DIEGO CENTER FOR THE BLIND
ATTN: EXECUTIVE DIRECTOR
1385 BONAIR ROAD
VISTA, CA 92084

KATHLEEN WELLMAN
7144 AVIARA DRIVE
CARLSBAD, CA 92009

TONY POTTER, HOUSING COORD.
COUNTY MENTAL HEALTH
PO BOX 85524 MAILSTOP P-531A
SAN DIEGO, CA 92186-5524

BRAD WIBLIN, SENIOR PROJECT
MANAGER
BRIDGE HOUSING CORPORATION
9191 TOWNE CENTER DRIVE, #L101
SAN DIEGO, CA 92122

EXECUTIVE DIRECTOR
WAKELAND HOUSING & DEVEL. CORP.
625 BROADWAY, SUITE 611
SAN DIEGO, CA 92101

DOUG BRUNSON
HABITAT FOR HUMANITY
1022 MISSION RD
SAN DIEGO CA 91945

JAMES SILVERWOOD, PRESIDENT
AFFIRMED HOUSING GROUP
200 E WASHINGTON AVE., #208
ESCONDIDO, CA 92025

LELY HAYSLIP
2245 CAMINO VIDA ROBLE
CARLSBAD CA 92009

DIRECTOR, SAN DIEGO DIVISION
SO. CA. HOUSING DEVELOPMENT
CORP.
4322 PIEDMONT DRIVE, SUITE A
SAN DIEGO, CA 92107

KYLA WINTERS
ALPHA PROJECT
3737 5TH AVENUE STE 203
SAN DIEGO CA 92103-4217

BRUCE WILBRANT
COMMUNITY INTERFACE SERVICES
2621 ROOSEVELT STREET
CARLSBAD CA 92008

DAVID WELLS
4775 GATESHEAD ROAD
CARLSBAD CA 9208

S. RODRIGUEZ-ANDERSON
CCEF INC
PO BOX 1353
CARLSBAD, CA 92018

MARIO & MARGIE MONROY
749 "B" MAGNOLIA AVE
CARLSBAD CA 92008

SONDRA ROMAN, J.D.
7390 SEAFARER PL
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